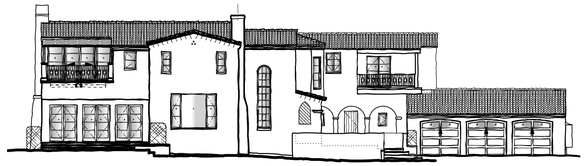


840 CIMA LINDA LANE RESIDENCE REMODEL

SANTA BARBARA, CA 93108

ENVIRONMENTAL SERVICES APPROVAL

Gmail by Google — Diana Kelly <dksb@dikellydesign.com>

Becker Studios/840 Lima Linda Lane - House remodel project

Dan Rowell <ddrowell@santabarbaraca.gov> Tue, Jan 14, 2020 at 9:49 AM
To: Diana Kelly <dksb@dikellydesign.com>
Cc: Daniela Rosales <drosales@santabarbaraca.gov>

Hi Diana,

Happy New Year! Please excuse the delay as I've been out of the office sick. My 2020 has had a rough start, but feeling better.

The proposed location and number of containers provided for trash, recycle and greenwaste is sufficient to meet the needs of the project.

The project as proposed is supported by Environmental Services staff.

Please let me know if you need anything else.

Sincerely,

Dan Rowell
Senior Environmental Specialist
CITY OF SANTA BARBARA, Environmental Services
(805) 564-5691 | ddrowell@santabarbaraca.gov

WILDLAND FIRE SPECIALIST APPROVAL

Fwd: 840 Cima Linda Santa Barbara, CA 93108

Justin Manuel <jm@arcadiastudio.com> Wed, Feb 5, 2020 at 12:48 PM
To: dksb@dikellydesign.com
Cc: Derrik Eichelberger <dte@arcadiastudio.com>

Hi Diana,

We have gotten a verbal go-ahead from Amber who reviews submittals for the Fire Dept. See forwarded email.

Attached are the plans that were sent to her.

Thank you,
Justin

Justin Manuel
ARCADIA STUDIO Landscape Architecture | P: 805.962.9055

---------- Forwarded message ---------
From: **Amber Anderson** <aanderson@santabarbaraca.gov>
Date: Wed, Feb 5, 2020 at 10:26 AM
Subject: RE: 840 Cima Linda Santa Barbara, CA 93108
To: Justin Manuel <jm@arcadiastudio.com>
Cc: Derrik Eichelberger <dte@arcadiastudio.com>

These plan sheets will have to be submitted under the standard permit process at Building & Safety for formal approval. B&S will route them to me for approval. However, once they do, the turnaround will be quick as I will be approving them as you have sent in this most recent email.

Amber Anderson
Wildland Fire Specialist
CITY OF SANTA BARBARA, Public Safety - Fire
(805) 564-5720 | aanderson@santabarbaraca.gov

WATER RESOURCES APPROVAL

---------- Forwarded message ---------
From: **Jasmine Showers** <JShowers@santabarbaraca.gov>
Date: Thu, Feb 6, 2020 at 8:44 AM
Subject: RE: Gabbay
To: Derrik Eichelberger <dte@arcadiastudio.com>

Hi Derrik,

Thanks for sending the revised plans. The plans look good and I don't have any corrections that are needed at this time.

Advisory comments for next steps (after SFD review):

(1) Please include the "lawn" species mentioned in #11 on PL-1. I don't see a turf species called out in the plant legend.

(2) Please approximate that amount of area that will use the drip emitters with 2 gallons per hour (Hunter 20HE-B or 10HE-B). The City defines Drip Irrigation as irrigation utilizing emitters with 2 GPH or less; Drip irrigation is required on at least 25% of the landscaped area.

Thanks,

Jasmine Showers
Water Resources Specialist
CITY OF SANTA BARBARA, Public Works
(805) 897-2540 | JShowers@SantaBarbaraCA.gov

BEST MANAGEMENT PRACTICES

City of Santa Barbara Erosion Control Measures:
It shall be the owner's responsibility to maintain control of the entire construction operations and to kee the entire site in compliance with the soil Erosion Control Plan.
• This Plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
• Owner/contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after storm events. Monitoring includes maintaining a file documenting on-site inspections, problems encountered, corrective actions, and notes and a red-line map of remedial implementation measures.
• Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris or any hazardous substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediate cleanup shall occur.
• Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceway.
• Sanitary facilities shall be maintained on-site as appropriate.
• During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 1.5 m3 (2.0 yd3) shall be covered by a tarp and ringed with straw bales or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage swales and water courses.
• Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
• The facilities shown on this plan are designed to control erosion and sediment during the rainy season, November 1 to April 15. Facilities are to be operable prior to October 15 of any year. Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes. This will include use of straw mulch and tackifier, and erosion control blankets.
• This plan covers only the first winter following grading with assumed site conditions as shown on the Detailed Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to August 15 of each subsequent year until site improvements are accepted by the City.
• During any clearing, earth moving and/or grading phases of the project, water trucks or sprinkler systems shall be used in sufficient quantities to prevent dust from leaving the site. In addition, the entire area of disturbed soils shall be wetted down during the early morning hours and at the end of each day in such a manner as to create a crust.
• During the construction phase of the project, water trucks or sprinkler systems shall be used to keep all areas of vehicular movement damp enough to prevent dust raised from leaving the site. As a minimum, this will include the wetting down of such areas in the late morning hours and at the close of each day's activities.
• All trucks hauling soil materials to and from the site shall be covered with a tarp to prevent dust from blowing off the truck.
• All alleyways, circulation routes, haul routes, streets and sidewalks shall be kept clean and clear of dirt, dust and debris in a manner acceptable to the City of Santa Barbara's Public Works Department as outlined in their "Procedures for the Control of Runoff into Storm Drains and Watercourses". As a minimum, said areas shall be cleaned at the end of each working day or more often if directed by City personnel. The flushing of dirt or debris to storm drain or sanitary sewer facilities shall not be permitted. Failure to keep these areas clean will result in the issuance of a "Stop Work" order, which will not be released until such time as the area is cleaned in a manner acceptable to the City. Earth moving and grading activities shall be limited to the hours between 7:00 A.M. and 6:00 P.M.

• After the completion of the clearing, grading, or excavation phase, the entire area of disturbed soil shall be treated to prevent wind pick up of the soil. Any one of the following methods may accomplish this:
  • The seeding and or watering of site until such time as the ground cover has taken root.
  • The spreading of soil binders.
  • The wetting down of the area in such a manner as to create a crust on the surface and the repeated soaking of the area to maintain the crust and prevent soil blowing.
• The contractor or builder shall designate a person or persons to monitor the storm water pollution prevention and dust control programs, and to order increased watering as necessary to prevent the transport of dust off-site, and additional BMPs to prevent storm water pollutants from entering public right-of-way. This person's duty shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such person or persons shall be provided to the City of Santa Barbara Community Development Department and Public Works Department and be placed on the plans.

BMP Maintenance:
The permittee shall maintain the facilities and erosion control measures prescribed in the approved Erosion Control Plans so as to continue to be effective throughout the construction and establishment of permanent vegetation phases of the project. If the facilities and techniques approved in the Erosion Control Plans are not effective or sufficient, as determined by a City site inspection, the permittee shall submit a revised Plan within three working days of written notification by the City of unacceptable site erosion conditions. Upon approval of the revised plan by the City, the permittee shall immediately implement the additional facilities and measures included in the revised plan. In cases where significant erosion is likely to occur, the City may require that the applicant install interim control measures prior to submittal of the revised Erosion Control Plan.

Best Management Practices for Construction Activities:
• Stockpiles of earth, sand and other construction related materials must be protected from beir transported from the site by the forces of wind or water. This includes sand for stucco, drywall demolitic debris, drywall "mud" packaging, etc
• Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are n to contaminate the soil and surface waters. All approved storage containers are to be protected from tl weather. Spills may not be washed into the drainage system.
• Non-storm water runoff from equipment & vehicle washing & any other activity shall be site contained.
• Excess or waste concrete may not be washed into public way or any other drainage system. Provisio must be made to retain concrete wastes on site until they can be disposed of as **solid** waste.
• Trash and construction related solid wastes must be deposited into a covered receptacle to preve contamination of rainwater and dispersal by wind.
• Sediments & other material may not be traced from site by vehicle traffic. The construction entran roadways must be stabilized to inhibit sediments from being deposited into public way. Accident depositions must be swept up immediately and may not be washed down by rain or other means.

F.A.R. CALCULATION

ENTER Project Address:	840 Cima Linda Lane
Is there a basement or cellar existing or proposed?	No
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	6,685
ENTER Zone ONLY from drop-down list:	SFR ZONE - SPLIT ZONE/DUAL ZONE
ENTER Net Lot Area (in sq. ft.):	36,732
Is the height of existing or proposed buildings 17 feet or greater?	Yes
Are existing or proposed buildings two stories or greater?	Yes
The FAR Requirements are:	GUIDELINE**
ENTER Average Slope of Lot:	11.00%
Does the height of existing or proposed buildings exceed 25 feet?	Yes
Is the site in the Hillside Design District?	Yes
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	No
An FAR MOD is not required per SBMC §28.15	
FLOOR AREA RATIO (FAR):	0.182
Lot Size Range:	>= 20,000 sq. ft.
MAX FAR Calculation (in sq. ft.):	4,430 + (0.013 x lot size in sq. ft.)
100% MAX FAR:	0.134
100% MAX FAR (in sq. ft.):	4,908
85% of MAX FAR (in sq. ft.):	4,171
80% of MAX FAR (in sq. ft.):	3,926
The 6685 square foot proposed total is 137% of the MAX FAR.*	

* NOTE: Percentage total is rounded up.
**NOTE: If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Guideline".

GENERAL NOTES:

1.) All construction shall comply with the California Residential Code, 2019 Edition; The California Plumbing Code, 2019 Edition; The California Electrical Code, 2019 Edition; The California Mechanical Code, 2019 Edition; The California Fire Code, 2019 Edition; The Cal. Energy Code, 2019 Edition; and all City of Santa Barbara Amendments.

2.) It shall be the subcontractor's responsibility to notify the owner and designer of any inconsistencies in the construction documents discovered while bidding and clarification shall be made prior to the start of construction.

3.) All materials, stain and paint colors and textures shall be selected by the designer prior to fabrication or installation.

4.) Each subcontractor is to closely examine the contract documents to determine the extent of the existing elements to remain. Where questions or discrepancies arise, consult the designer about the extent and/or intent of the required direction, before commencing the work.

5.) All dimensions are to face of stud, concrete or masonry, unless noted otherwise.

6.) Each subcontractor shall remove all debris and rubbish created by their trade or employees, from their portion of the work described herein and deposit in the on-site container.

7.) Where any existing work is damaged by removal of adjacent work or any other construction operation, it shall be repaired or replaced, by the subcontractor who has caused the damage, with new materials to match existing as approved by the designer.

8.) All glazing shall comply with the standards of the U.S. Consumer Product Safety Commission. Manufacturer to supply certificate of compliance to owner.

9.) Substitutions, revisions or changes may be allowed only if such items are submitted to the designer in a timely manner in writing and subsequently approved by the designer in writing. All substitutions must be at least of equal quality, design and performance. The designer shall reserve the right to reject any request for a substitution for any reason.

10.) All electrical, plumbing, mechanical and structural work shall conform to the requirements of all legal constituted authorities having jurisdiction and to all of the standards of their respective associations or councils.

11.) General lighting fixtures in kitchens and bathrooms shall be fluorescent or approved equal.

12.) Lighting fixtures in shower enclosures shall be suitable for wet use locations per NEC 410-4.

13.) Water closets shall be "Ultra Low Flush" with 1.28 gallon maximum per flush. Toilets shall not use more than 1.28 gallons of water per flush, CPC 403.2.

14.) Control valves for showers and tub/showers shall be thermostatic or pressure balancing valve type. Showerhead flow rates shall not exceed 2.0 gallons per minute, CPC 408.2.

15.) It will be the property owners'/contractors' responsibility to have a licensed surveyor layout proposed structures when they are located on or near setback lines.

16.) At the time of final inspection, a manual, compact disc or web-based reference shall be placed in the building. This manual shall include all of the items listed on California Green Building Standards Code Section 4.410.1. [CGBSC 4.410].

DRAWING INDEX

PROFESSIONALS

DESIGNER/ CONTRACTOR: Becker Studios, Inc.
P.O.Box 41459
Santa Barbara, CA 93140
Tel.: (805) 965-9555
Designers: Darrell & Kirsten Becker
Draftsperson: Diana Kelly (805) 451-1331

STRUCTURAL ENGINEER: Ashley & Vance Structural Engineering
210 E. Cota St.
Santa Barbara, CA 93101
Tel.: (805) 962-9965
Contact: Mr. Paul Belmont, P.E.

LANDSCAPE ARCHITECT: Arcadia Studio Landscape Architecture
202 East Cota St.
Santa Barbara, CA 93101
Tel.: (805) 962-9055
Contact: Derrick Eichelberger, ASLA

PROJECT STATISTICS

OWNER:	Mark & Andrea Gabbay 840 Cima Linda Lane Santa Barbara, CA 93108 Tel.: (805) 965-9555
AGENT:	Becker Studios, Inc. P.O. Box 41459 Santa Barbara, CA 93140 Contact: Darrell & Kirsten Becker Tel.: (805) 965-9555
PROJECT ADDRESS:	840 Cima Linda Lane Santa Barbara, CA 93101
APN:	015-162-019
ZONING:	RS-25 (SBMC Title 30)
COASTAL ZONE?:	No
OCCUPANCY:	R-3/U-1
CONSTRUCTION TYPE:	V-N
LOT AREA:	0.86 Acres / 36,731.95 s.f.
SETBACKS: Front:	30'-0" From the Right-Of-Way
Interior:	10'-0"
Building Separation:	5'-0"
Height Limit:	30'-0" max.
Slope:	11% (City of SB GIS System)
High Fire Area:	Yes (Riviera: Eucalyptus Hill)
Sprinklered:	Yes
Year Built:	1990 (29 Years Old)
GRADING:	0 Cu.Yds. Cut & Fill /0 Cu.Yds. Import & Export
PARKING REQUIRED:	2 Covered
PARKING PROVIDED:	3 Covered Parking Spaces in (E) Attached Garage.

AREA CALCULATION:

EXISTING BUILDING AREA:

Uses: Habitable Area	Net SF	Gross SF
Single Family Dwelling 1st Floor =	3,113.0 nsf	3,430.0 gsf
Single Family Dwelling 2nd Floor =	+ 2,764.5 nsf	+ 3,471.0 gsf
Total Existing Habitable House Area =	5,877.5 nsf	6,901.0 gsf

(E) House Non-Habitable Area:

(E) 3-Car Garage =	+ 807.3 nsf	+ 867.0 gsf
Total Existing Non-Habitable Area =	807.3 nsf	867.0 gsf
Total Existing & Proposed Area = 6,684.8 nsf		**7,768.0 gsf**

DEMOLITION AREA OF INTERIOR SCOPE OF WORK:

Demolition Area (E) SFD 1st Fl.:	2,306.0 nsf
Demolition Area (E) SFD 2nd Fl.:	+ 2,117.0 nsf
Total Demolition Area =	4,423.0 nsf

PROPOSED BUILDING ADDITIONAL AREA:

Uses: Habitable Area	Net SF	Gross SF
Single Family Dwelling 2nd Floor =	+ 144.0 nsf	+ 160.0 gsf
Total Additional House Area =	144.0 nsf	160.0 gsf
New Pool Deck Trellis =	0.0 nsf	220.0 gsf
Total Revised Existing Area:	**6,828.8 nsf**	**8,148.0 gsf**

Hardscape Calculation:	(E)Gross	(N)Addition	(N)Total SF
(E) Entry Terrace & Steps =	723.0 gsf	+ 29.0 sf	= 732.0 gsf
(E) Front Terrace & Steps =	385.0 gsf	65.0 sf	= 450.0 gsf
(E) Rear Terrace =	285.0 gsf	0.0 sf	= 285.0 gsf
(E) Pool Deck =	+ 1,347.0 gsf	+ 523.0 sf	= 1,870.0 gsf
Total Hardscape Area =	2,740.0 gsf	+ 617.0 sf	= 3,337.0 gsf

LOT COVERAGE:

Building Footprint:	4,297.00 sf	11.7% (House 1st Fl. w/Garage)
Non-Permeable Hardscape:	3,337.00 sf	8.0% (Pool Deck, 3 Terraces)
Permeable Hardscape:	4,852.00 sf	13.2% (Driveway, Walkways)
Landscaping:	+ 24,245.95 sf	+ 67.1%
Total:	36,731.95 sf	100.0%

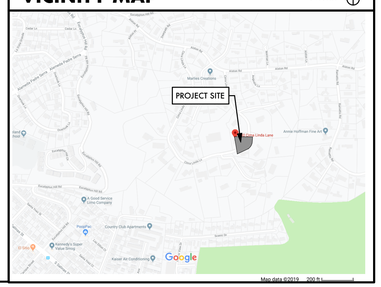
NOTE: Construction Waste and Management company for this project will be Marbourg Industries of Santa Barbara.

SCOPE OF WORK

1. Demolition & Remodel (E) Kitchen & Dining Rm. w/(N) fixtures & finishes.
2. Replace 2 wood casement windows with one (N) large steel window (Casement/Fixed/Casement) at new kitchen location on rear elevation.
3. Replace 3 French doors with one (N) large bi-parting, folding 5-panel door assembly at the (N) Dining Room, on rear elevation.
4. Raise the (E) Dining Rm. Floor level to align with the floor level of the Main Floor at the Entry & Kitchen. Raise the (E) Fireplace hearth too.
5. Remove & rebuild (E) Front Terrace to align with (N) Living Rm. level.
6. LR to Front Terrace: Revise 3 (E) French doors by removing clerestory window and also revise swing door outward to Terrace.
7. Provide new fabric awning at the Front Terrace over the (E) LR doors.
8. Demolition & Remodel (E) Laundry Rm.; Replace 5 small casements with 2 bi-parting casements, on rear elevation.
9. Demolition & Remodel (E) Bathrooms #1, 2, 3, 4 w/(N)Fixtures & finishes.
10. Replace 3 Garage wood doors with 3 new Wood/glass doors.
11. Replace 2 French doors at Master Bedroom and provide 1 swing door with side window w/3 panels all with safety glazing.
12. New Master Suite renovation to bedroom, bathroom, and 2 closets.
13. Remodel the (E) Entry Terrace with new steps up and built-in seating.
14. Cut down and maintain (E) property line hedges to be 8'-0"h. maximum.
15. Provide Storm Water Mitigation requirements for Tier 3 level replacement of existing hardscape.

VICINITY MAP

N.T.S.



BECKER studios
412 E. Haley St., Studio 3
Santa Barbara, CA 93101
Tel.: (805) 965-9555
www.beckerstudiosinc.com

Diana Kelly, Draftsperson

Proposed Remodel to Existing Residence for:

Gabbay Residence
840 Cima Linda Lane
Santa Barbara, CA 93108
APN: 015-162-019

JOB NUMBER: 2019/25

CONTENTS:
Cover Sheet:
Project Statistics, Vicinity Map

DRAWN BY: DK

CHECKED BY: DWB/KKB

SUBMITTALS

DATE	TYPE
9/10/19	City Submittal
2/04/20	Planning Resubmittal

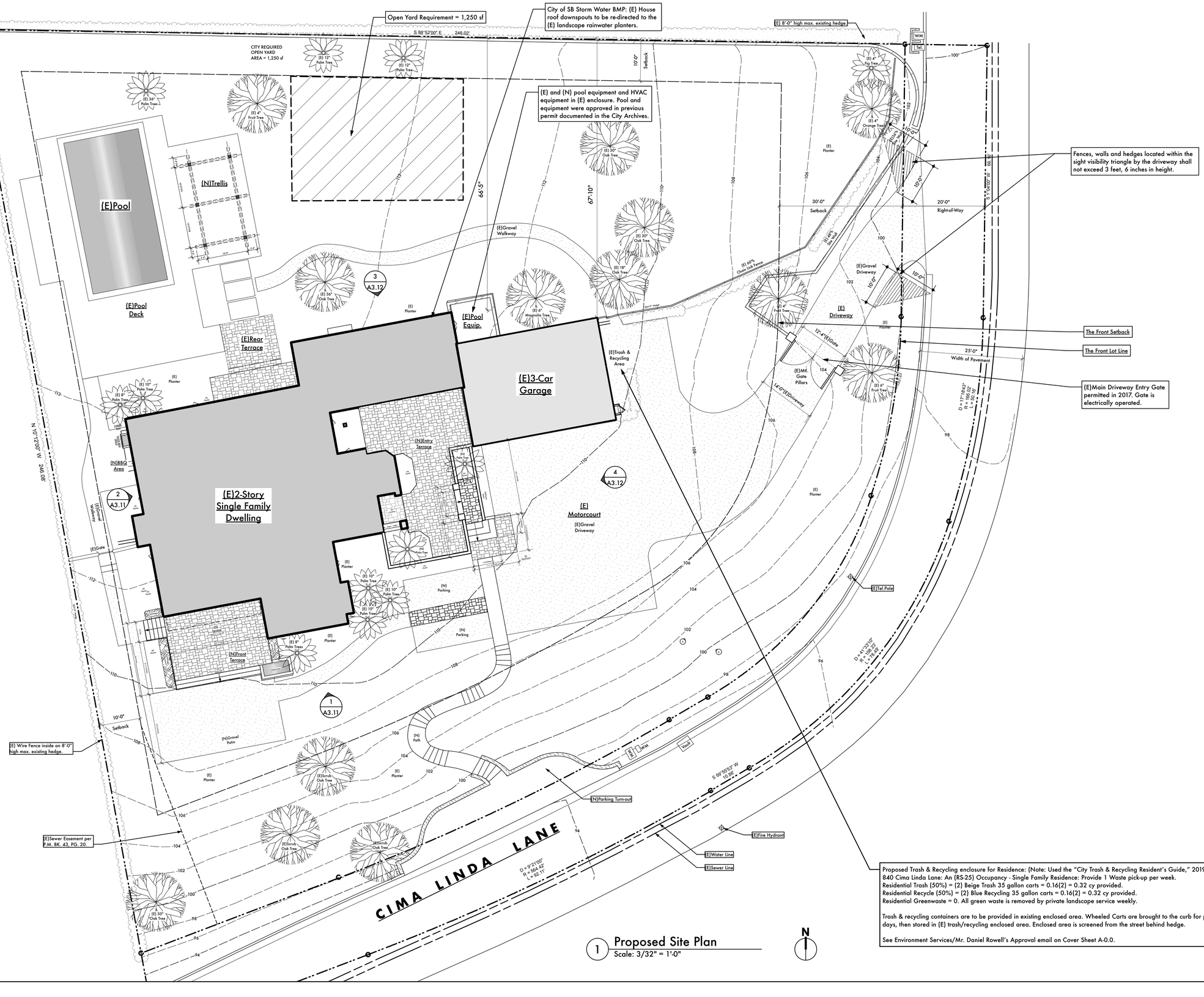
ISSUE DATE: 2/13/20

REVISIONS

NO.	DATE	TYPE

A-0.0

SHEET 1 OF 16



Proposed Trash & Recycling enclosure for Residence: (Note: Used the "City Trash & Recycling Resident's Guide," 2019).
840 Cima Linda Lane: An (RS-25) Occupancy - Single Family Residence: Provide 1 Waste pick-up per week.
Residential Trash (50%) = (2) Beige Trash 35 gallon carts = 0.16(2) = 0.32 cy provided.
Residential Recycle (50%) = (2) Blue Recycling 35 gallon carts = 0.16(2) = 0.32 cy provided.
Residential Greenwaste = 0. All green waste is removed by private landscape service weekly.

Trash & recycling containers are to be provided in existing enclosed area. Wheeled Carts are brought to the curb for pick days, then stored in (E) trash/recycling enclosed area. Enclosed area is screened from the street behind hedge.

See Environment Services/Mr. Daniel Rowell's Approval email on Cover Sheet A-0.0.

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Diana Kelly, Draftsperson

Proposed Remodel to Existing Residence for:

Gabbay Residence

840 Cima Linda Lane
Santa Barbara, CA 93108
APN: 015-162-019

JOB NUMBER:	2019/25
CONTENTS:	Proposed Site Plan
DRAWN BY:	DK
CHECKED BY:	DWB/KKB

SUBMITTALS

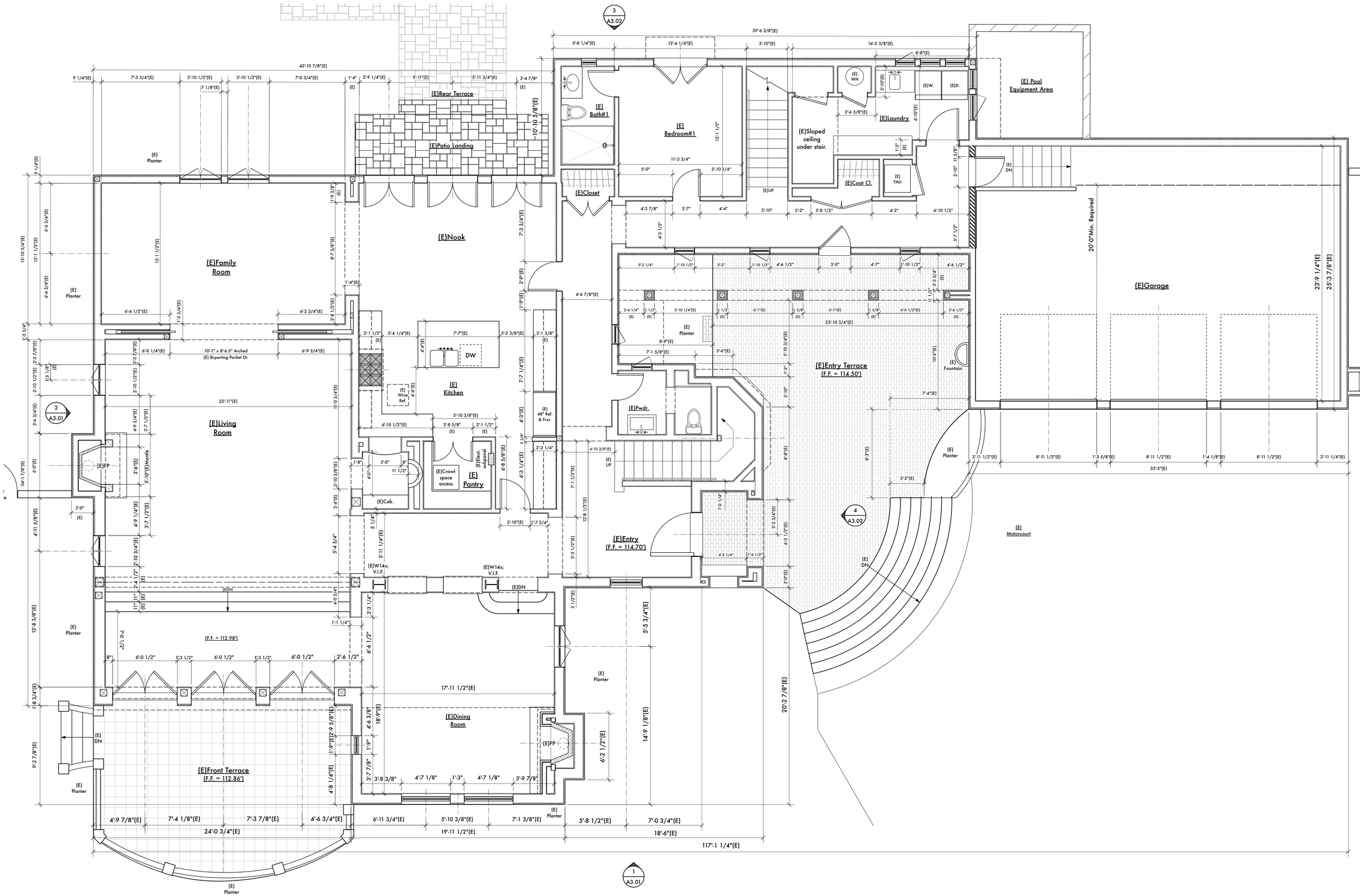
DATE	TYPE
9/10/19	City Submittal
2/04/20	Planning Resubmittal

ISSUE DATE: 2/13/20

REVISIONS

NO.	DATE	TYPE

A-1.0



1 Existing First Floor Plan
Scale: 1/4" = 1'-0"

N

BECKER studios
412 E. Haley St., Studio 3
Santa Barbara, CA 93101
Tel.: (805) 965-9555
www.beckerstudiosinc.com

Diana Kelly, Draftsperson

Proposed Remodel to Existing Residence for:

Gabbay Residence
840 Cima Linda Lane
Santa Barbara, CA 93108
APN: 015-162-019

JOB NUMBER: 2019/25

CONTENTS:
EXISTING FIRST FLOOR PLAN

DRAWN BY: DK

CHECKED BY: DWB/KKB

SUBMITTALS

DATE	TYPE
9/10/19	City Submittal
2/04/20	Planning Resubmittal

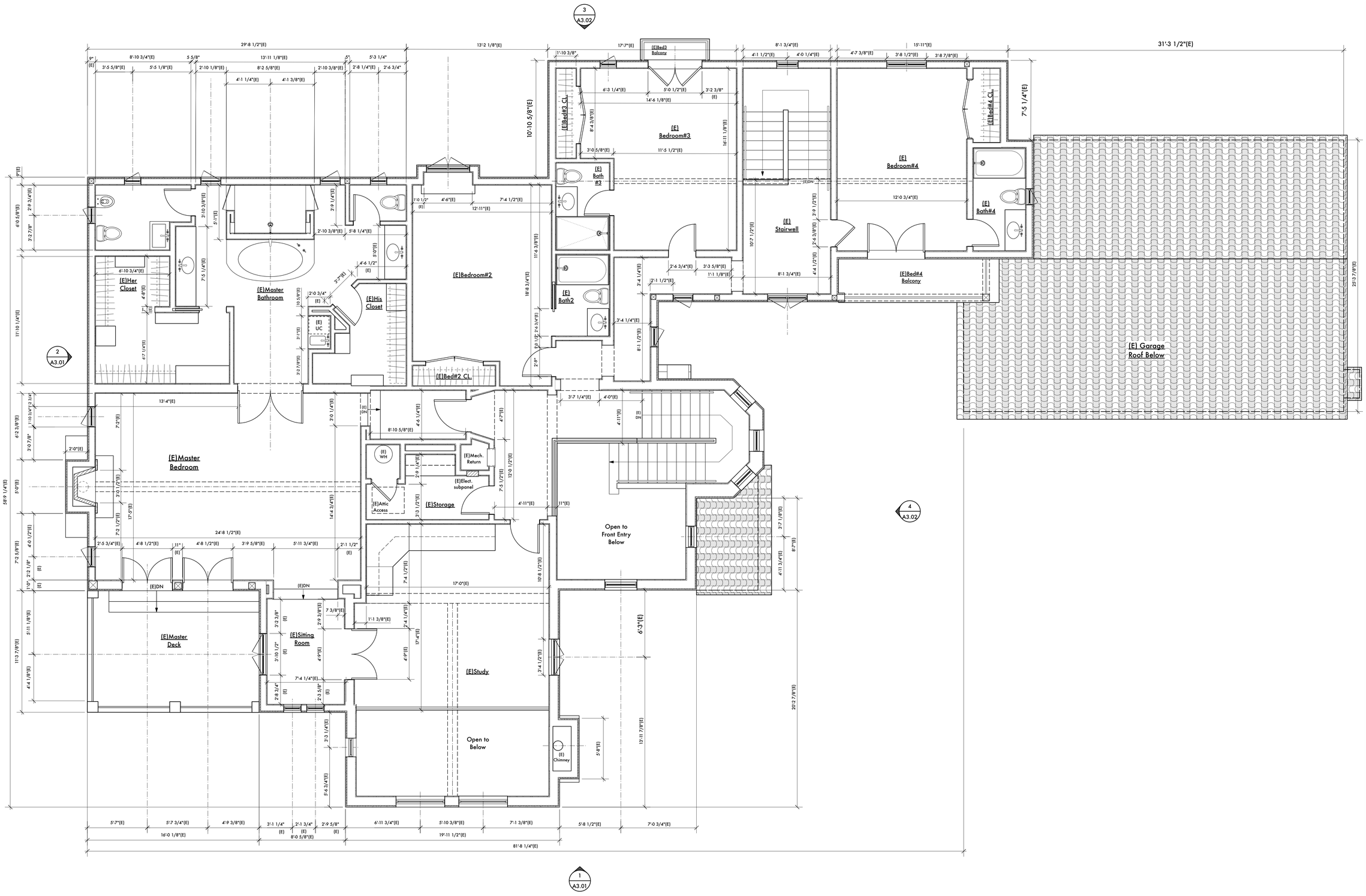
ISSUE DATE: 2/13/20

REVISIONS

NO.	DATE	TYPE

A-2.01

SHEET 3 OF 16



1 Existing Second Floor Plan

Scale: 1/4" = 1'-0"

N

BECKER studios

412 E. Haley St., Studio 3
Santa Barbara, CA 93101
Tel.: (805) 965-9555
www.beckerstudiosinc.com

Diana Kelly, Draftsperson

Proposed Remodel to Existing Residence for:

Gabbay Residence

840 Cima Linda Lane
Santa Barbara, CA 93108
APN: 015-162-019

JOB NUMBER:	2019/25
CONTENTS:	EXISTING SECOND FLOOR PLAN
DRAWN BY:	DK
CHECKED BY:	DWB/KKB

SUBMITTALS

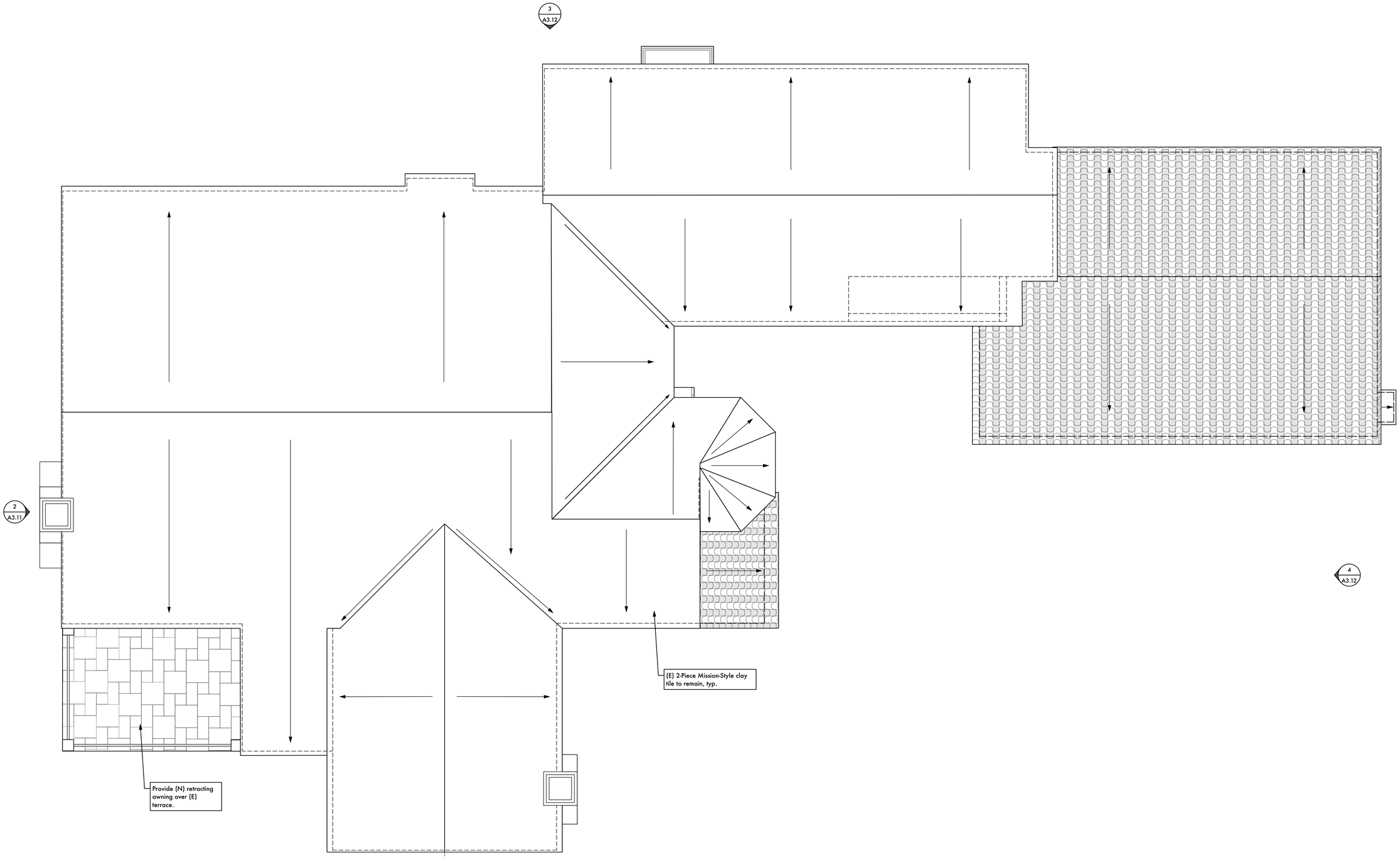
DATE	TYPE
9/10/19	City Submittal
2/04/20	Planning Resubmittal

ISSUE DATE: 2/13/20

REVISIONS

NO.	DATE	TYPE

A-2.02



1 **Existing Roof Plan**
Scale: 1/4" = 1'-0"

BECKER studios

412 E. Haley St., Studio 3
Santa Barbara, CA 93101
Tel.: (805) 965-9555
www.beckerstudiosinc.com

Diana Kelly, Draftsperson

Proposed Remodel to Existing Residence for:

Gabbay Residence

840 Cima Linda Lane
Santa Barbara, CA 93108
APN: 015-162-019

JOB NUMBER: 2019/25

CONTENTS:
EXISTING
ROOF PLAN

DRAWN BY: DK

CHECKED BY: DWB/KKB

SUBMITTALS

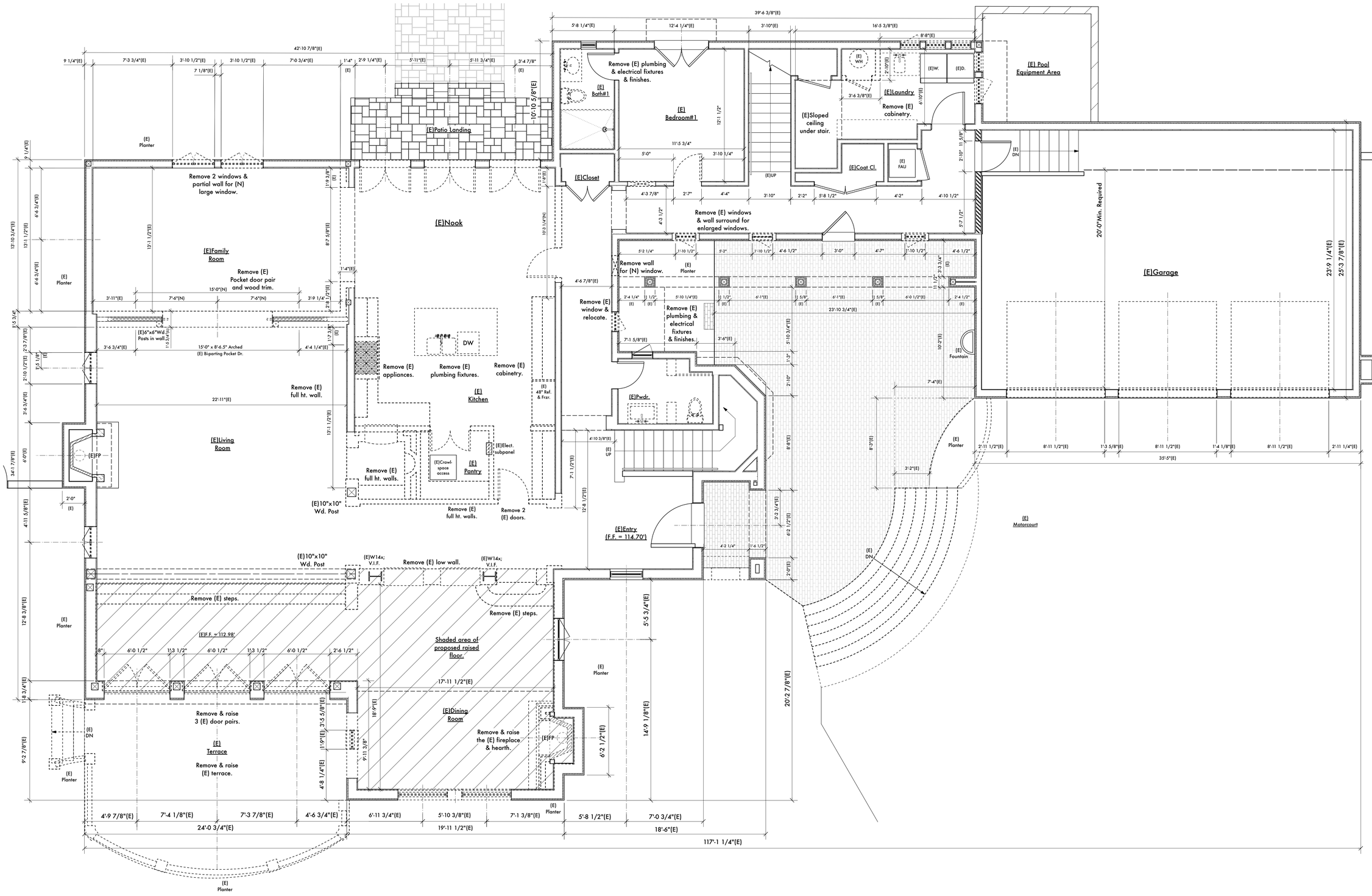
DATE	TYPE
9/10/19	City Submittal
2/04/20	Planning Resubmittal

ISSUE DATE: 2/13/20

REVISIONS

NO.	DATE	TYPE

A-2.4



1 Demolition Plan - First Floor

Scale: 1/4" = 1'-0"

N

BECKER studios

412 E. Haley St., Studio 3
Santa Barbara, CA 93101
Tel.: (805) 965-9555
www.beckerstudiosinc.com

Diana Kelly, Draftsperson

Proposed Remodel to Existing Residence for:

Gabbay Residence
840 Cima Linda Lane
Santa Barbara, CA 93108
APN: 015-162-019

JOB NUMBER:	2019/25
CONTENTS:	DEMOLITION PLAN - FIRST FLOOR
DRAWN BY:	DK
CHECKED BY:	DWB/KKB

SUBMITTALS

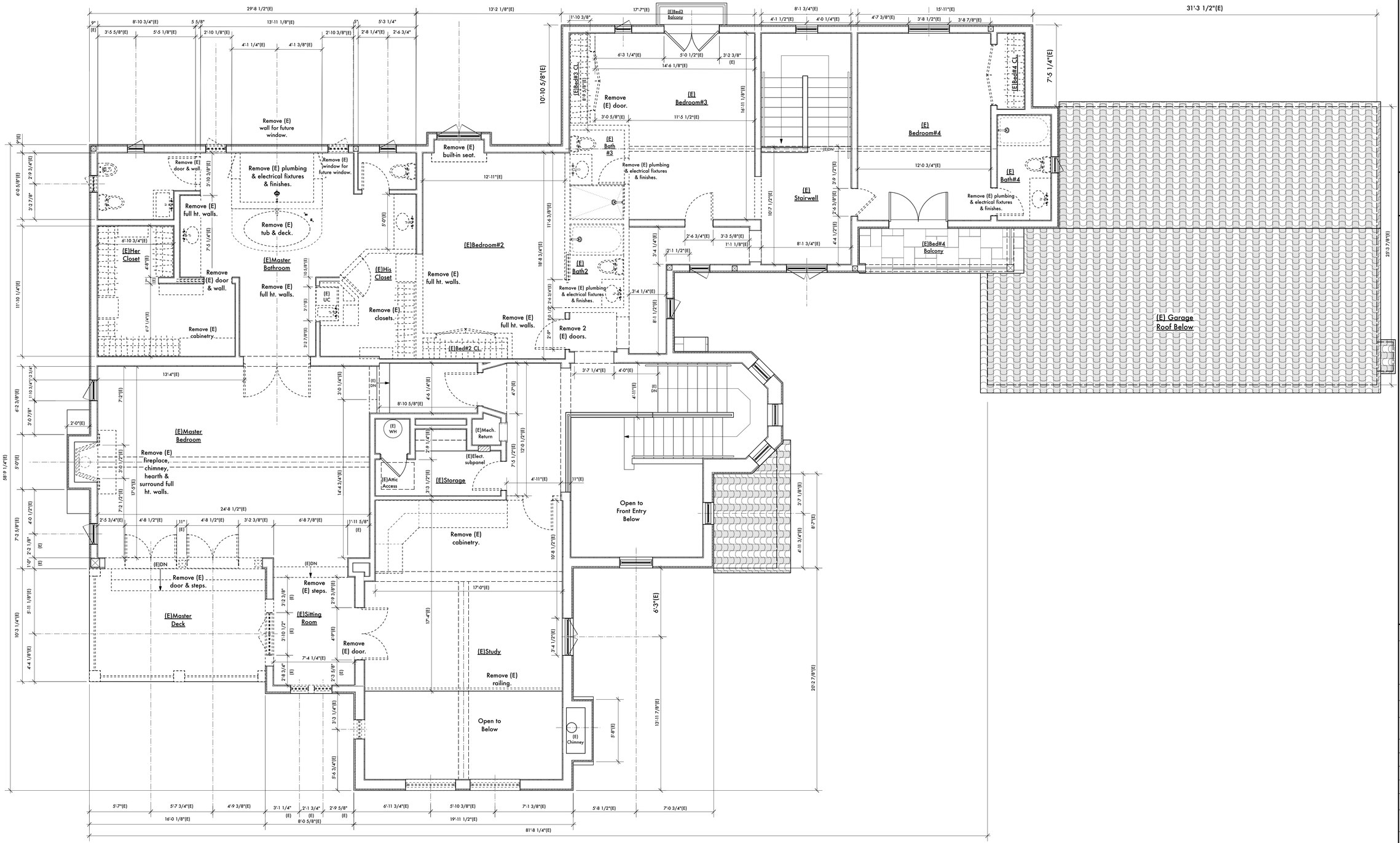
DATE	TYPE
9/10/19	City Submittal
2/04/20	Planning Resubmittal

ISSUE DATE: 2/13/20

REVISIONS

NO.	DATE	TYPE

D-2.1



1 **Demolition Plan - Second Floor**
Scale: 1/4" = 1'-0"

N

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Diana Kelly, Draftsperson

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Gabbay Residence
840 Cima Linda Lane
Santa Barbara, CA 93108
APN: 015-162-019

JOB NUMBER:	2019/25
CONTENTS:	DEMOLITION PLAN - SECOND FLOOR
DRAWN BY:	DK
CHECKED BY:	DWB/KKB

SUBMITTALS

DATE	TYPE
9/10/19	City Submittal
2/04/20	Planning Resubmittal

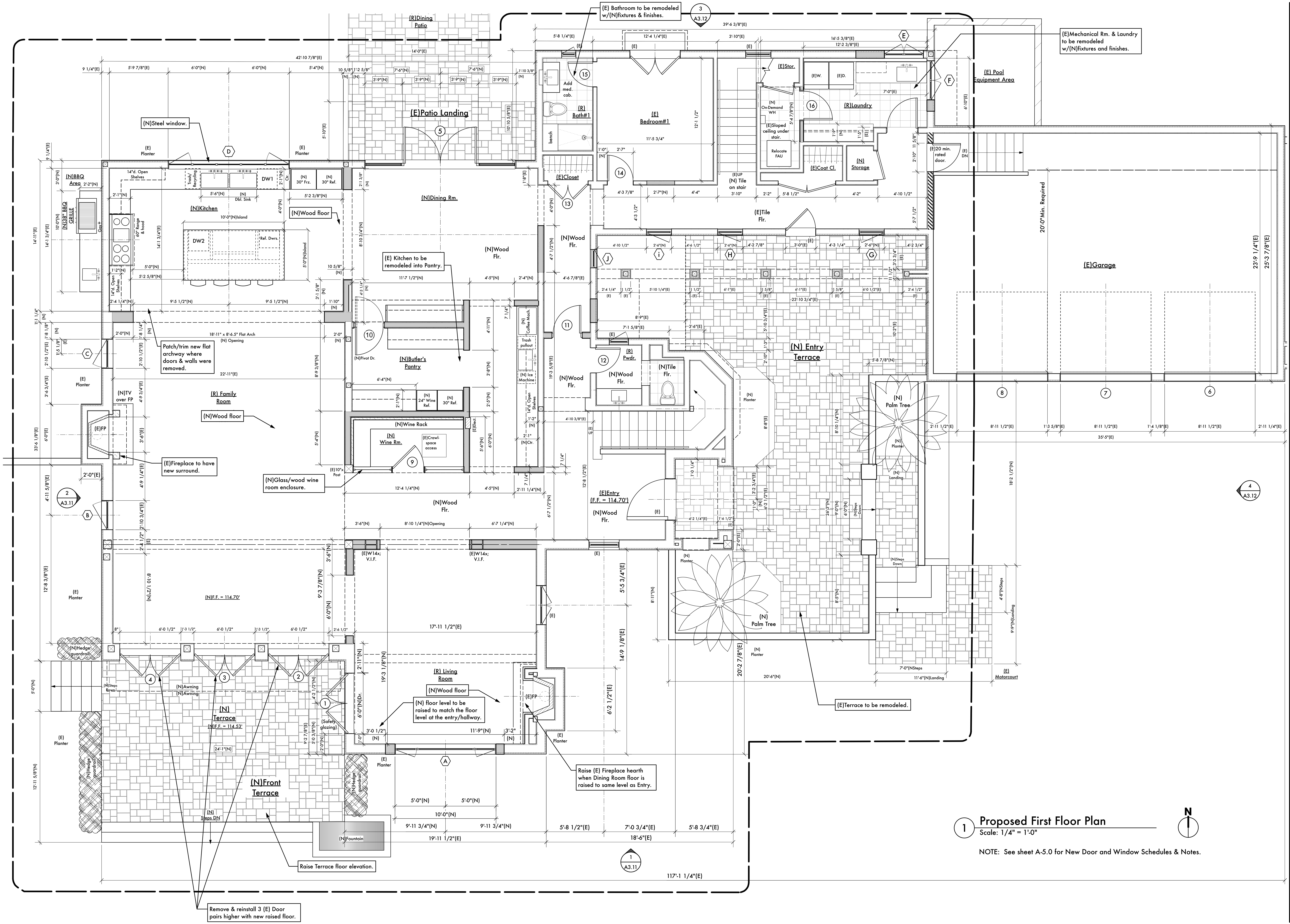
ISSUE DATE: 2/13/20

REVISIONS

NO.	DATE	TYPE

D-2.2

SHEET 7 OF 16



Proposed First Floor Plan

Scale: 1/4" = 1'-0"

NOTE: See sheet A-5.0 for New Door and Window Schedules & Notes.

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Diana Kelly, Draftsperson

Proposed Remodel to Existing Residence for:

Gabbay Residence

840 Cima Linda Lane
Santa Barbara, CA 93108
APN: 015-162-019

JOB NUMBER: 2019/25

CONTENTS:

PROPOSED FIRST FLOOR PLAN

DRAWN BY: DK

CHECKED BY: DWB/KKB

SUBMITTALS

DATE	TYPE
9/10/19	City Submittal
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REVISIONS

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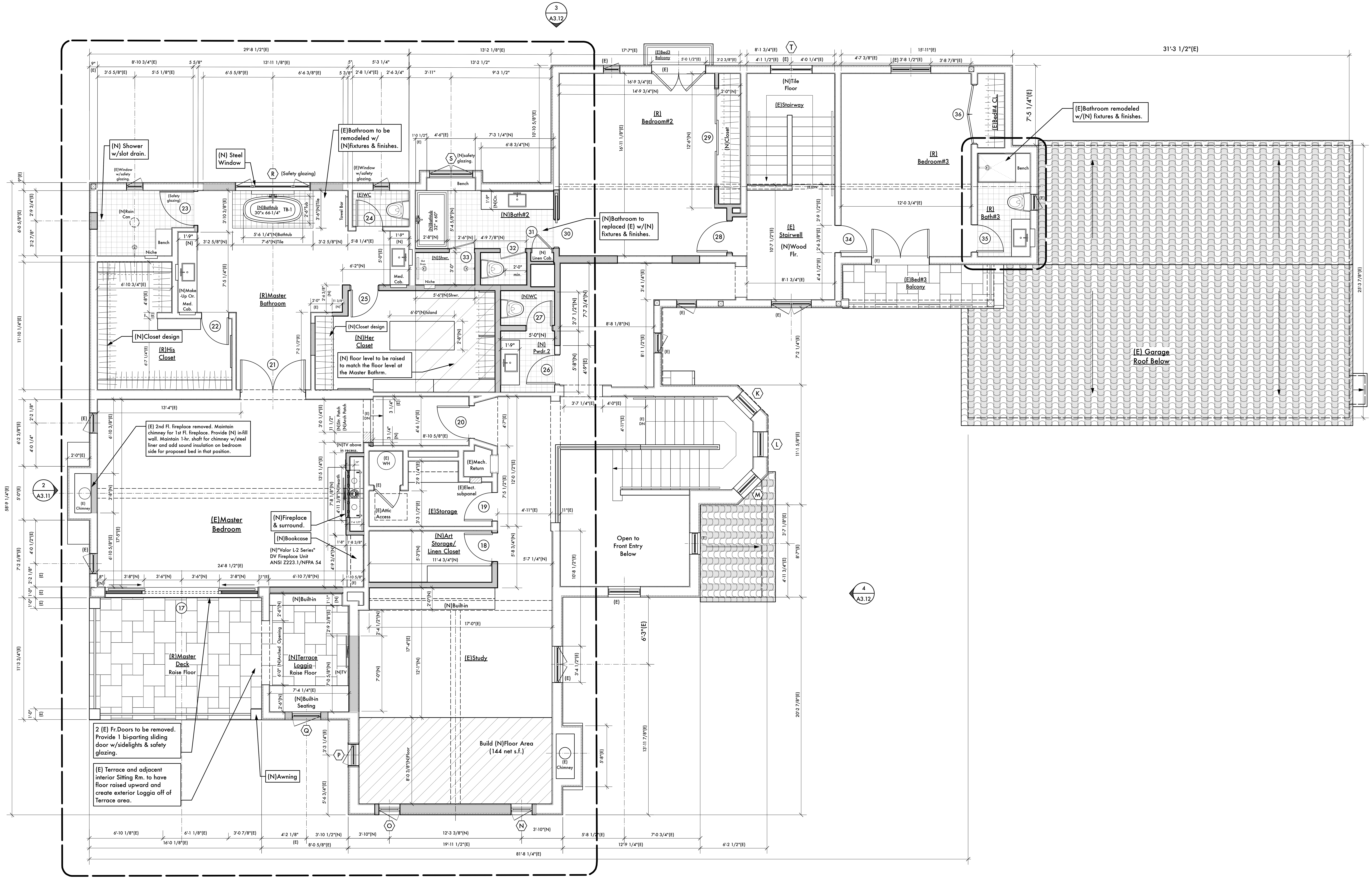
A-2.11


(N) Shower w/slot drain.
(N) Steel Window
(Safety glazing)
(E)Bathroom to be remodeled w/ (N)fixtures & finishes.
(E)Window w/safety glazing.
(N)safety glazing.
(N)Rain Can
Bench
Niche
(N)Bathtub 30"x 66-1/4" TB-1
Towel Bar
(E)WC
(N)Bath#2
(N)Bathtub 32" x 60"
(N)Shwr.
Med. Cab.
(N)Make -Up Ctr.
(R)Master Bathroom
(N)Closet design
(R)His Closet
(N)Her Closet
(N) floor level to be raised to match the floor level at the Master Bathrm.
(N)Bathroom to replaced (E) w/(N) fixtures & finishes.
(N) Linen Cab.
(N)WC
(N) Pwdr.2
(R) Bedroom#2
(N)Closet
(E)Bed3 Balcony
(N)Tile Floor
(E)Stairway
(E) Stairwell
(N)Wood Flr.
(R) Bedroom#3
(E)Bed#4 CL.
(E)Bathroom remodeled w/(N) fixtures & finishes.
(R) Bath#3
(E)Bed#3 Balcony
(E) Garage Roof Below
(E) 2nd Fl. fireplace removed. Maintain chimney for 1st Fl. fireplace. Provide (N) in-fill wall. Maintain 1-hr. shaft for chimney w/steel liner and add sound insulation on bedroom side for proposed bed in that position.
(E) Chimney
(E)Master Bedroom
(N)TV above in recess.
(N)Str. Patch (N)Arch Patch
(E) WH
(E)Mech. Return
(E)Elect. subpanel
(E)Attic Access
(E)Storage
(N)Fireplace & surround.
(N)Bookcase
(N)"Valor L-2 Series" DV Fireplace Unit ANSI Z223.1/NFPA 54
(N)Art Storage/ Linen Closet
Open to Front Entry Below
(N)Built-in
(R)Master Deck Raise Floor
(N)Arched Opening
(N)Terrace Loggia Raise Floor
(N)TV
(N)Built-in Seating
(E)Study
Build (N)Floor Area (144 net s.f.)
2 (E) Fr.Doors to be removed. Provide 1 bi-parting sliding door w/sidelights & safety glazing.
(E) Terrace and adjacent interior Sitting Rm. to have floor raised upward and create exterior Loggia off of Terrace area.
(N)Awning
31'-3 1/2"(E)
81'-8 1/4"(E)
58'-9 1/4"(E)

Proposed Second Floor Plan

Scale: 1/4" = 1'-0"

NOTE: See sheet A-5.0 for New Door and Window Schedules & Notes.

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SUBMITTALS

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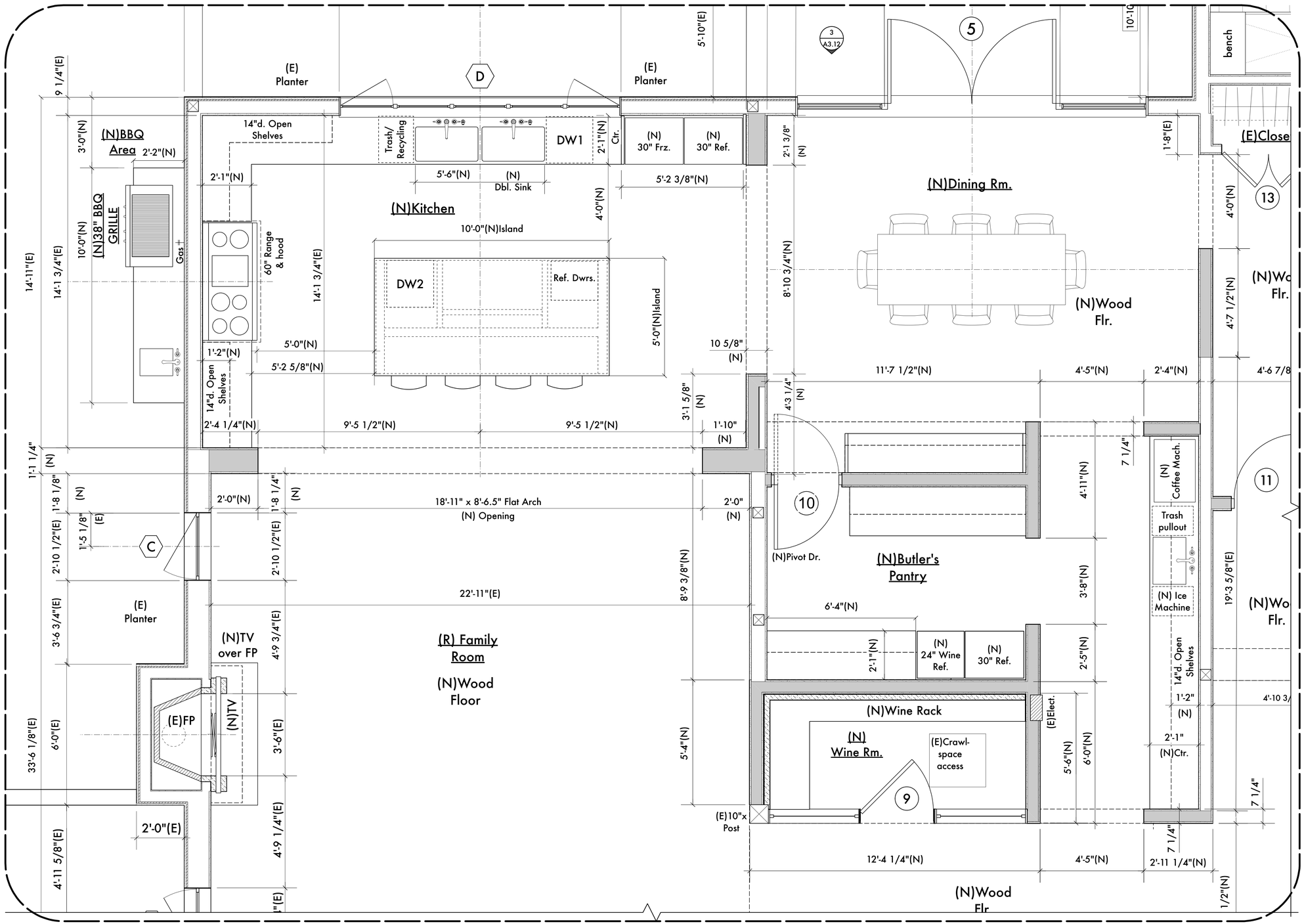
A-2.12



1 Proposed Kitchen Enlarged Floor Plan
Scale: 1/2" = 1'-0"

N

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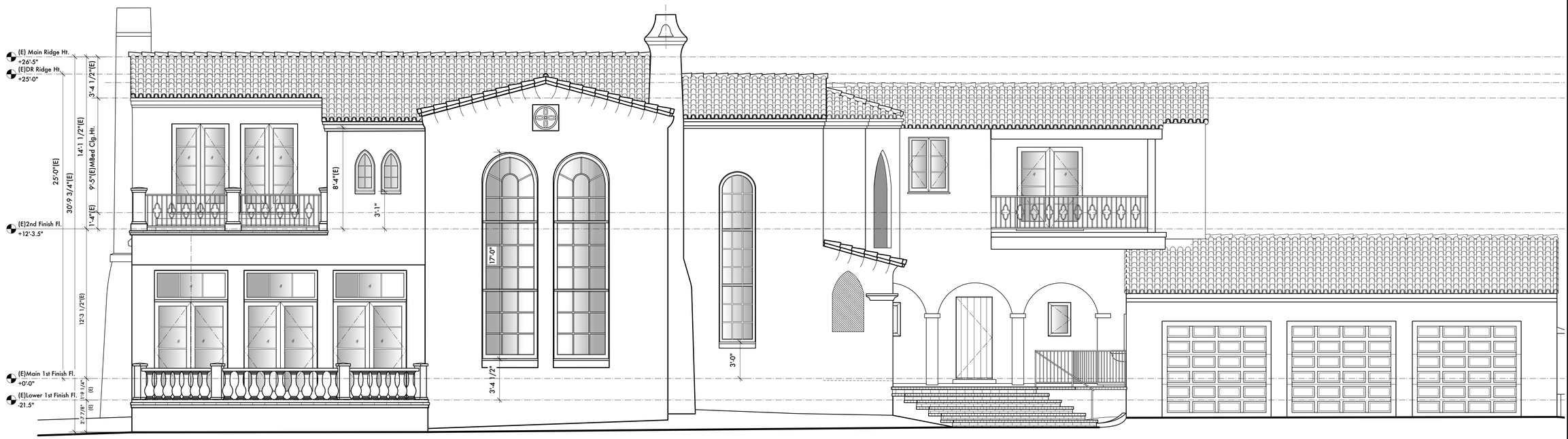
REVISIONS

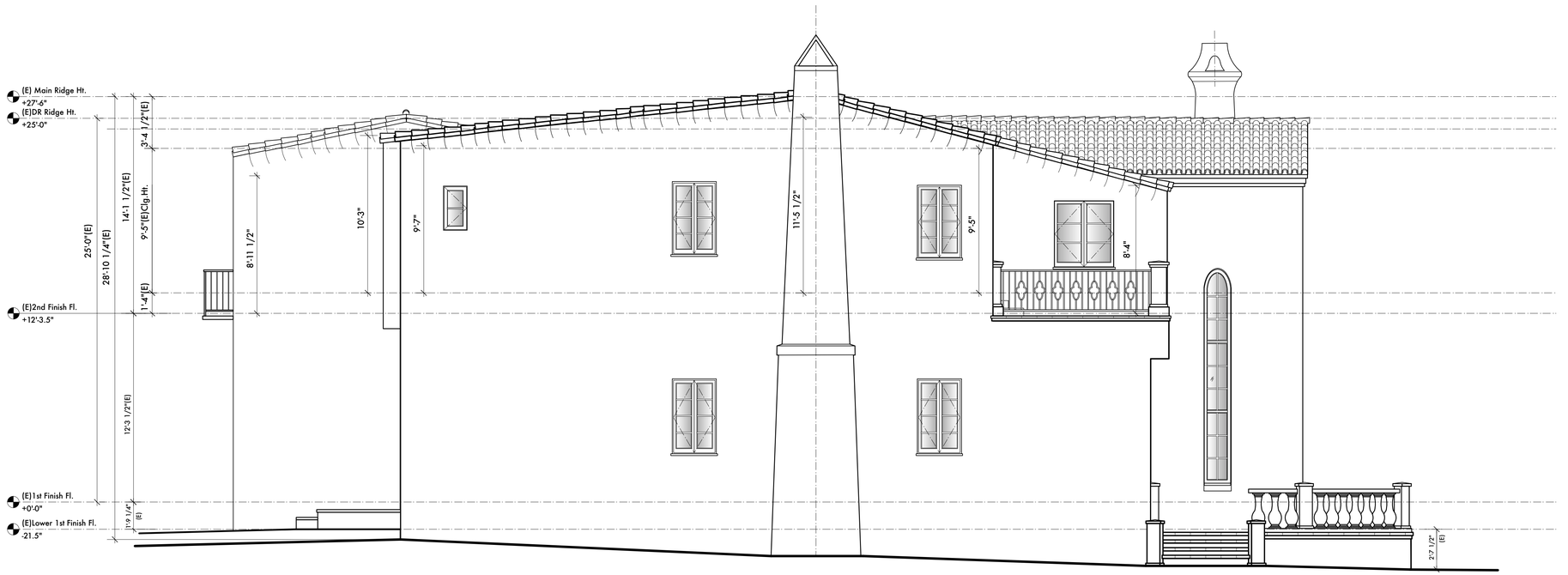
NO.	DATE	TYPE

A-2.13

SHEET 10 OF 16



1 Existing Front Exterior Elevation (South)
Scale: 1/4" = 1'-0"



2 Existing Side Exterior Elevation (West)
Scale: 1/4" = 1'-0"

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Proposed Remodel to Existing Residence for:

Gabbay Residence
840 Cima Linda Lane
Santa Barbara, CA 93108
APN: 015-162-019

JOB NUMBER:	2019/25
CONTENTS:	EXISTING EXTERIOR ELEVATIONS
DRAWN BY:	DK
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SUBMITTALS

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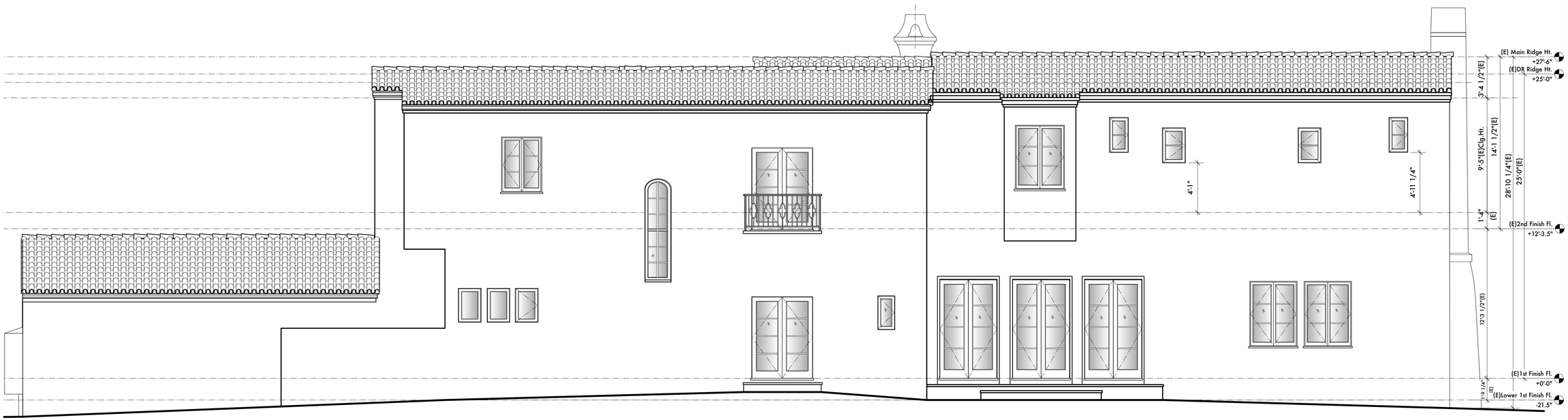
ISSUE DATE: 2/13/20

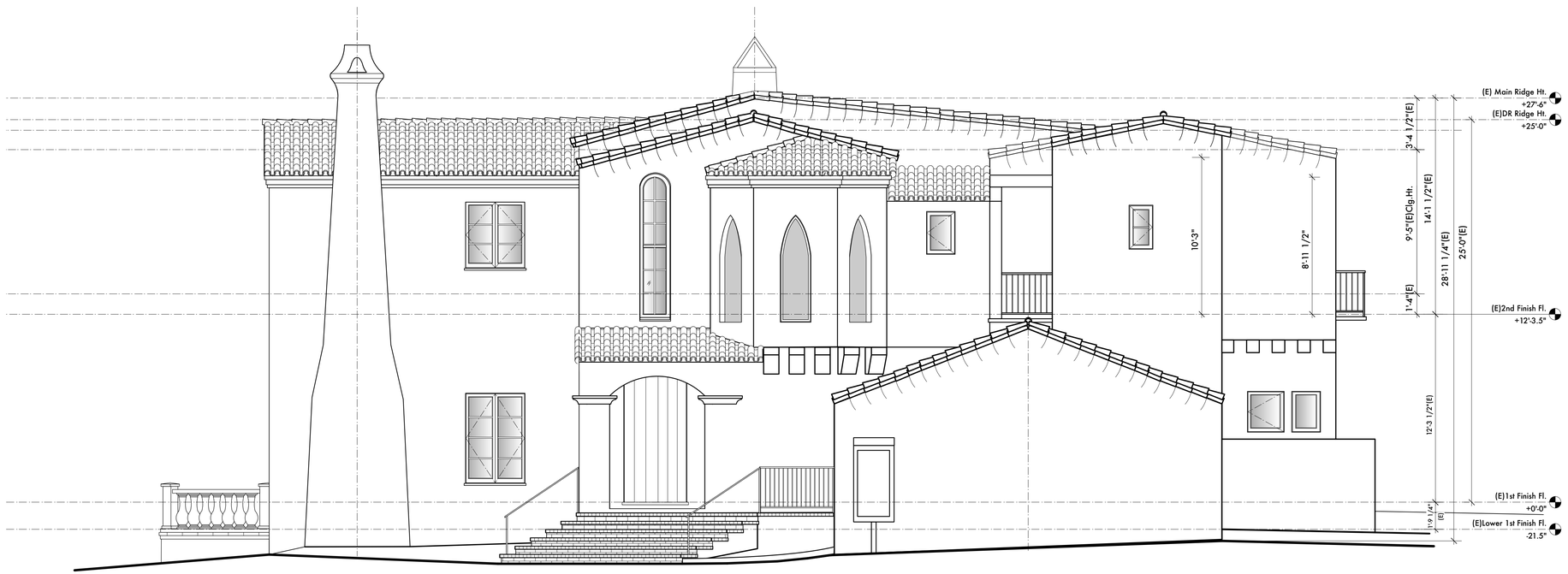
REVISIONS

NO.	DATE	TYPE

A-3.01



3 Existing Rear Exterior Elevation (North)
Scale: 1/4" = 1'-0"



4 Existing Side Exterior Elevation (East)
Scale: 1/4" = 1'-0"

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Proposed Remodel to Existing Residence for:

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Santa Barbara, CA 93108
APN: 015-162-019

JOB NUMBER: 2019/25

CONTENTS:
EXISTING
EXTERIOR ELEVATIONS

DRAWN BY: DK

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SUBMITTALS

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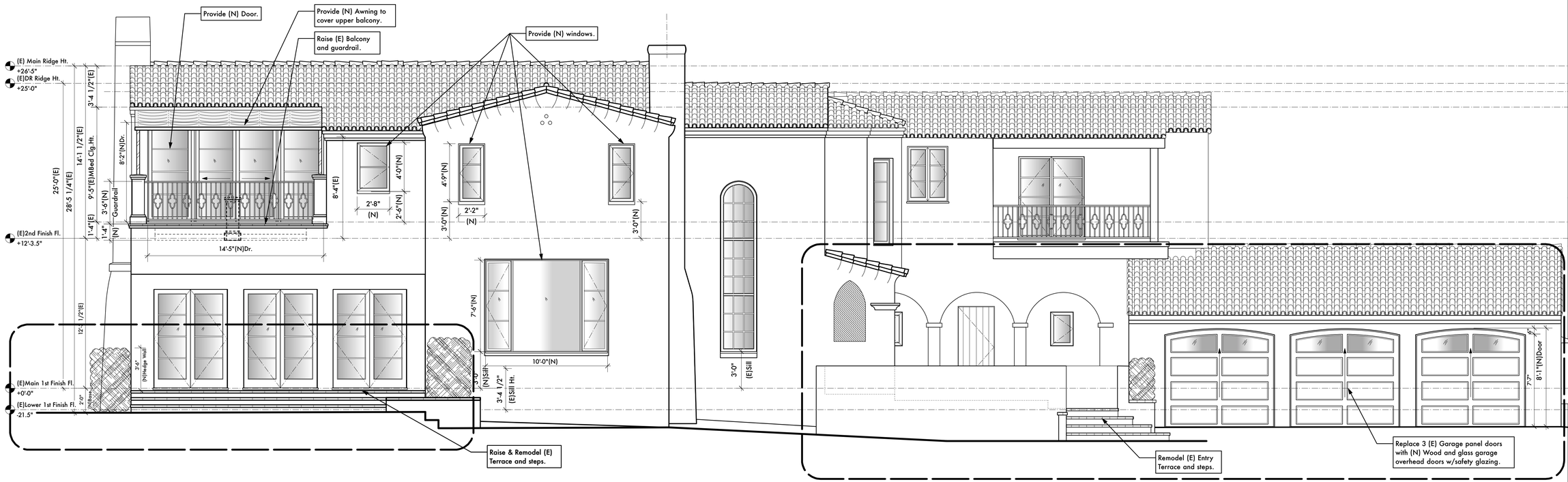
9/10/19	City Submittal
2/04/20	Planning Resubmittal

ISSUE DATE: 2/13/20

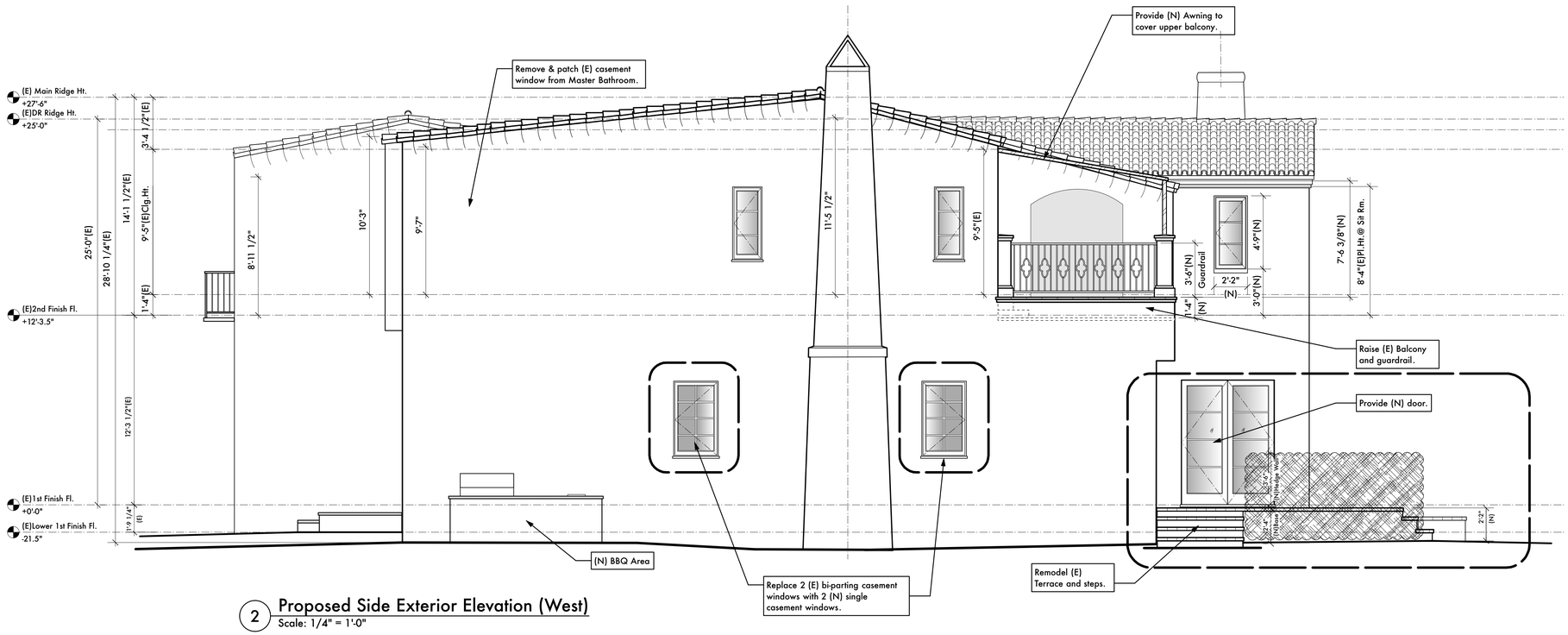
REVISIONS

NO.	DATE	TYPE

A-3.02



1 **Proposed Front Exterior Elevation (South)**
Scale: 1/4" = 1'-0"



2 **Proposed Side Exterior Elevation (West)**
Scale: 1/4" = 1'-0"

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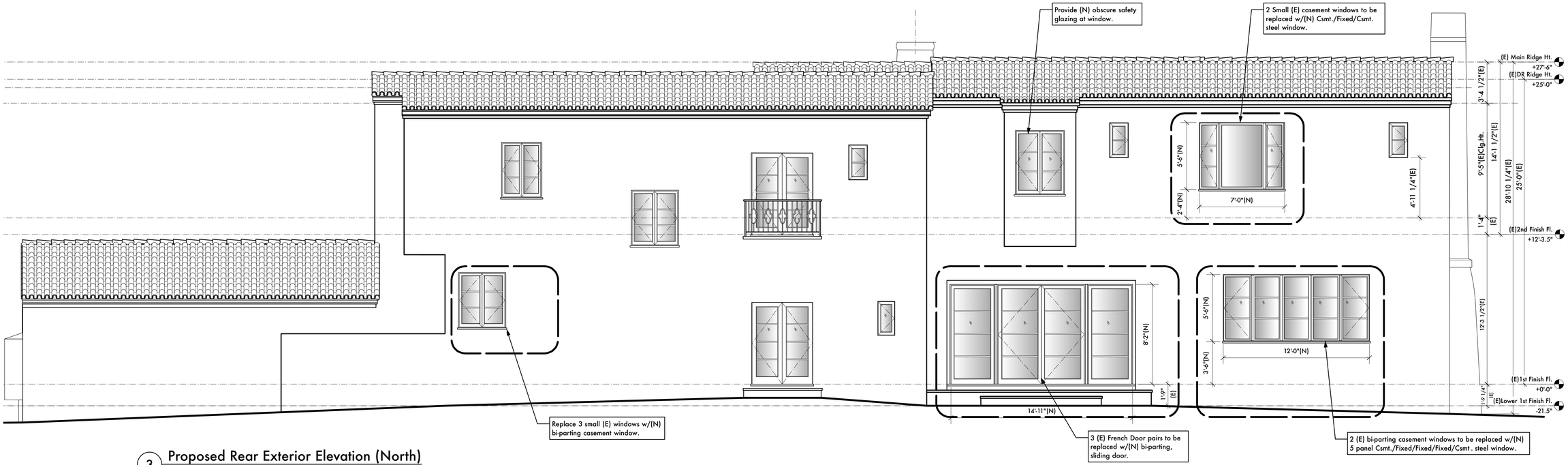
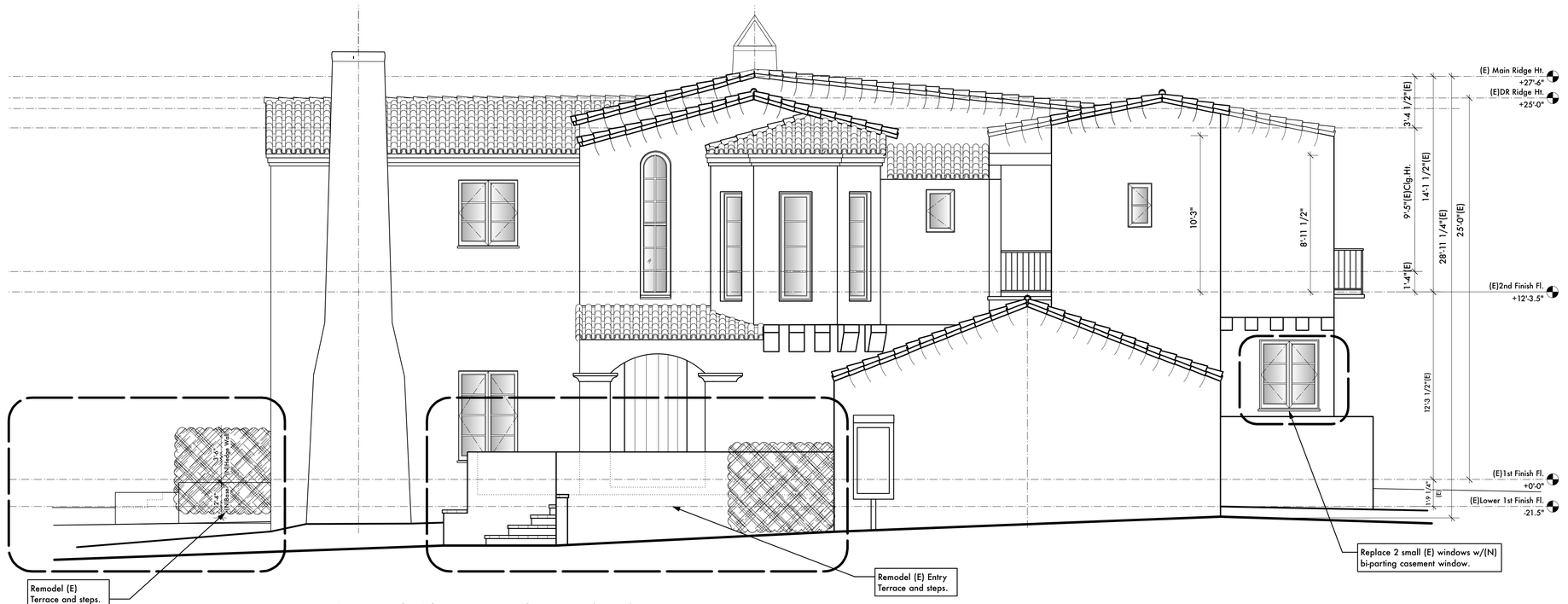
A-3.11



3 Proposed Rear Exterior Elevation (North)
Scale: 1/4" = 1'-0"



4 Proposed Side Exterior Elevation (East)
Scale: 1/4" = 1'-0"

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Gabbay Residence
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APN: 015-162-019

JOB NUMBER: 2019/25

CONTENTS:
PROPOSED EXTERIOR ELEVATIONS

DRAWN BY: DK

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2/04/20	Planning Resubmittal

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REVISIONS

NO.	DATE	TYPE

A-3.12

Window Schedule

	Nominal Size					Openings		Window Data	
Win ID	O.A. Width	O.A. Height	Sash Operation	Egress Win	RO Width	RO Ht.	Mfr	Comments
A	10'0"	7'6"	Custom	FALSE	10'0 1/2"	7'6 1/2"		(N)Steel Win.
B	2'10 3/4"	4'10 1/2"	Casement	TRUE	2'11 1/4"	4'11"		
C	2'10 3/4"	4'10 1/2"	Casement	FALSE	2'11 1/4"	4'11"		
D	12'0"	6'0"	Custom	No	12'0 1/2"	6'0 1/2"		Steel, X-O-O-X. Safety glazing required.
E	3'10 1/2"	5'4 1/4"	Custom	FALSE	3'11"	5'4 3/4"		(E)Fam.Rm. Window relocated. Provide safety glazing.
F	3'10 1/2"	5'4 1/4"	Custom	FALSE	3'11"	5'4 3/4"		(E)Fam.Rm. Window relocated. Provide safety glazing.
G	2'6"	4'0"	Casement	FALSE	2'6 1/2"	4'0 1/2"		
H	2'6"	4'0"	Casement	FALSE	2'6 1/2"	4'0 1/2"		
I	2'6"	4'0"	Casement	FALSE	2'6 1/2"	4'0 1/2"		
J	1'10"	2'8"	Casement	FALSE	1'10 1/2"	2'8 1/2"		Relocate (E) from same Hall.
K	2'4"	5'0"	Fixed Glass	FALSE	2'4 1/2"	5'0 1/2"		
L	2'4"	5'0"	Fixed Glass	FALSE	2'4 1/2"	5'0 1/2"		
M	2'4"	5'0"	Fixed Glass	FALSE	2'4 1/2"	5'0 1/2"		
N	2'0"	5'0"	Casement	FALSE	2'0"	5'0"		
O	2'0"	5'0"	Casement	FALSE	2'0"	5'0"		
P	2'0"	5'0"	Casement	FALSE	2'0 1/2"	5'0 1/2"		
Q	2'8"	4'0"	Casement	FALSE	2'8 1/2"	4'0 1/2"		
R	7'0"	5'0"	Custom	FALSE	7'0 1/2"	5'0 1/2"		(N)Steel Win. w/Safety glazing.
S	4'0 1/2"	5'3 1/2"	Bi-parting Casement	FALSE	4'1"	5'4"		w/safety glazing
T	3'10 1/2"	5'4 1/4"	Custom	FALSE	3'11"	5'4 3/4"		(N)

Door Schedule

	Nominal Size						Openings		Door Data	
Dr ID	Width	Height	Thickness	Door Operation	Slab Style	RO W.	RO Ht.	Mfr.	Comments
1	6'0"	8'0"	1 3/4"	Swing Bi-part	Glass	6'0 1/2"	8'0 1/4"		
2	6'0 1/2"	8'0 3/4"	1 3/4"	Swing Bi-part	Panel	6'1"	8'1"		
3	6'0 1/2"	8'0 3/4"	1 3/4"	Swing Bi-part	Panel	6'1"	8'1"		
4	6'0 1/2"	8'0 3/4"	1 3/4"	Swing Bi-part	Panel	6'1"	8'1"		
5	7'2"	8'0"	1 3/4"	Swing Bi-part	Glass	15'0 1/2"	8'1 1/4"		(N)4-Panel bi-parting glass dr. & sidelites w/safety glazing.
6	9'1"	7'11 3/4"	1 3/4"	Overhead	Glass	9'1 1/2"	8'0"		Replace (E) w/(N) w/safety glazing.
7	9'1"	7'11 3/4"	1 3/4"	Overhead	Glass	9'1 1/2"	8'0"		Replace (E) w/(N) w/safety glazing.
8	9'1"	7'11 3/4"	1 3/4"	Overhead	Glass	9'1 1/2"	8'0"		Replace (E) w/(N) w/safety glazing.
9	3'2"	8'0"	1 3/4"	Swing Simple	Panel	3'2 1/2"	8'0 1/4"		Safety glazing wine encl.
10	3'0"	7'0"	1 3/4"	Swing Simple	Panel	3'0 1/2"	7'0 1/4"		Pivot panel door.
11	3'0"	7'0"	1 3/4"	Swing Simple	Panel	3'0 1/2"	7'0 1/4"		
12	2'6"	6'8 1/4"	1 3/4"	Swing Simple	Panel	2'6 1/2"	6'8 1/2"		
13	4'0"	7'0"	1 3/4"	Swing Bi-part	Panel	4'0 1/2"	7'0 1/4"		
14	2'7"	7'0"	1 3/4"	Swing Simple	Panel	2'7 1/2"	7'0 1/4"		Relocate (E) Dr.
15	2'6"	7'0"	1 3/4"	Swing Simple	Panel	2'6 1/2"	7'0 1/4"		
16	2'10"	7'0"	1 3/4"	Swing Simple	Panel	3'0 1/2"	7'1 1/4"		
17	6'10"	7'3"	1 3/4"	Cased Opening	Glass	14'4 1/2"	7'4 1/4"		(N)4-Panel bi-parting glass dr. w/safety glazing.
18	2'8"	7'0"	1 3/4"	Swing Simple	Panel	2'8 1/2"	7'0 1/4"		
19	2'8"	6'9"	1 3/4"	Swing Simple	Panel	2'8 1/2"	6'9 1/4"		
20	3'0 1/2"	7'1 1/2"	1 3/4"	Swing Simple	Panel	3'1"	7'1 3/4"		
21	6'1 1/4"	8'6"	1 3/4"	Swing Bi-part	Glass	6'1 3/4"	8'6 1/4"		W/Safety glazing.
22	2'6"	6'8"	1 3/4"	Swing Simple	Panel	2'7"	6'8 1/2"		
23	3'2"	7'0"	1"	Swing Simple	Glass	3'2 1/2"	7'0 1/4"		Shwr. Dr. w/safety glazing.
24	2'6"	6'8 1/4"	1 3/4"	Swing Simple	Panel	2'6 1/2"	6'8 1/2"		
25	2'6"	6'8"	1 3/4"	Swing Simple	Panel	2'8 1/2"	6'9 1/4"		
26	2'8"	6'8"	1 3/4"	Swing Simple	Panel	2'10 1/2"	6'9 1/4"		
27	2'4"	6'8"	1 3/4"	Swing Simple	Panel	2'6 1/2"	6'9 1/4"		
28	2'10"	6'8"	1 3/4"	Swing Simple	Panel	3'0 1/2"	6'9 1/4"		Relocate (E) Dr.
29	9'0"	6'8"	1 3/4"	Slider	Panel	9'2 1/2"	6'9 1/4"		
30	2'6"	6'8"	1 3/4"	Pocket Simple	Panel	2'8 1/2"	6'9 1/4"		
31	1'10"	7'0"	1 3/8"	Swing Simple	Panel	2'0 1/2"	7'1 1/4"		
32	2'4"	7'0"	1"	Swing Simple	Glass	2'4 1/2"	7'0 1/4"		(N)Dr. w/safety glazing
33	2'4"	7'0"	1"	Swing Simple	Glass	2'4 1/2"	7'0 1/4"		(N)Dr. w/safety glazing
34	2'6"	6'8 1/4"	1 3/4"	Swing Simple	Panel	2'7"	6'8 3/4"		
35	2'6"	6'8 1/4"	1 3/4"	Swing Simple	Panel	2'7"	6'8 3/4"		
36	5'4 3/4"	6'8"	1 3/4"	Swing Bi-part	Panel	5'7 1/4"	6'9 1/4"		

DOOR & WINDOW NOTES:

1. New exterior windows and doors are to be custom made, wood interior and exterior, 3/16" th. tempered, Low-E dual glazing, or equal, unless noted otherwise. Color to be Brown.

2. Maximum U-Factor for new windows and glazing in doors will be 0.32 & SHGC = 0.25.
   2016 California Energy Code Table A 150.1. The weighted average form is on T-24 sheets.

3. Glazing areas are noted on plan sheets A-2.11 & A-2.12, and exterior elevation sheets A-3.11 & A-3.12.

4. The thermal performance NFRC labels shall remain on the windows until final inspection.

See Sheet A-6.0 for all Door & Window Details:
Exterior Door Threshold: #8/A-6.0.
Exterior Door Jamb: #9/A-6.0.
Exterior Door Head: #9/A-6.0.
Interior Door Head: #10/A-6.0.
Int. Pocket Door Head: #11/A-6.0.
Window Sill: #12/A-6.0.
Window Head/Jamb: #13/A-6.0.
Garage Door Head: #14/A-6.0.

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CONTENTS:
DOOR & WINDOW SCHEDULES & NOTES

DRAWN BY: DK

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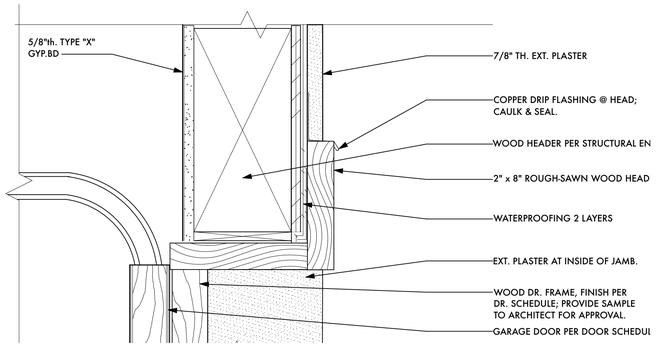
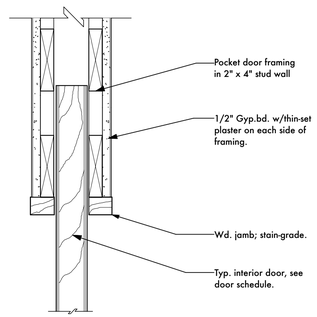
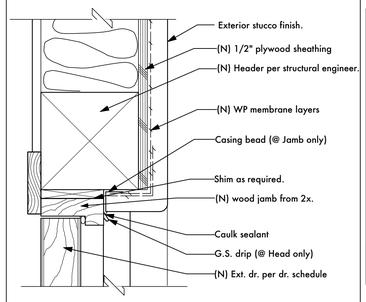


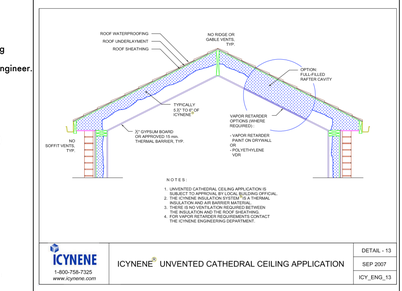
EXT. GARAGE DOOR HEAD | 3" = 1'-0" | 14



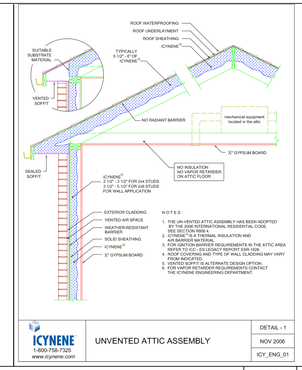
INT. POCKET DOOR HEAD | 3" = 1'-0" | 11



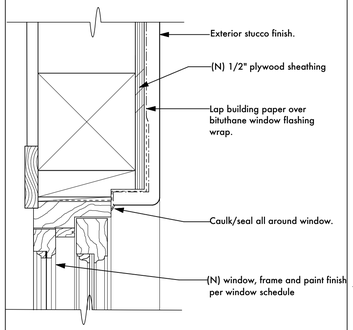
EXT. DOOR HEAD/JAMB | 3" = 1'-0" | 9



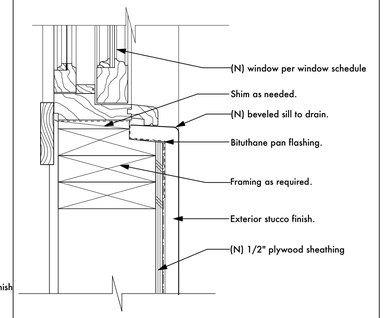
INSULATION - NON VENT | N.T.S. | 5



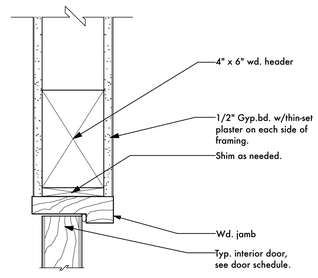
TYP. INSULATION - ATTIC | N.T.S. | 4



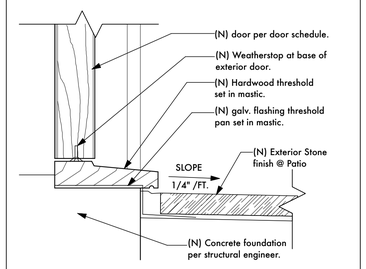
WINDOW HEAD/JAMB | 3" = 1'-0" | 13



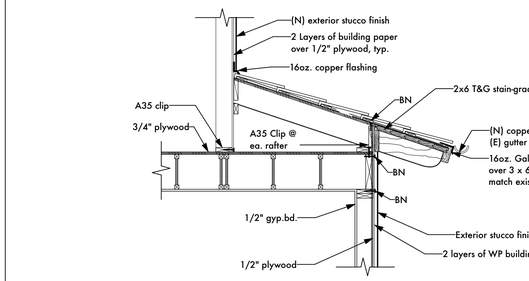
TYP. WINDOW SILL | 3" = 1'-0" | 12



TYP. INT. DOOR HEAD | 3" = 1'-0" | 10



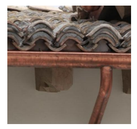
EXT. DOOR THRESHOLD | 3" = 1'-0" | 8



TYP. ROOF TO WALL | 1/2" = 1'-0" | 3

840 CIMA LINDA LANE –MATERIAL BOARD

ROOF
•Class-A
•2-Piece Mission Tile
•Antique Terra Cotta



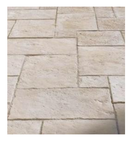
GUTTERS + DOWNSPOUTS
• Copper

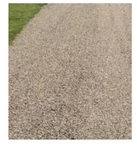
EXTERIOR WALLS
•Textured Plaster – 'Santa Barbara' Texture Finish
•Painted per Paint Spec #1

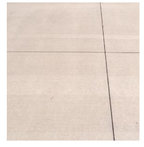
PAINT SPEC #1
•BM – Cloud White 967
•Application Areas: Exterior Walls, Columns, Site Walls

PAINT SPEC #2
•Farrow + Ball – Railings 31
•Application Areas: Door Trim, Window Trim, Ornamental Iron Rails

EXTERIOR DOORS + WINDOWS
•Combination of Aluminum Clad & Steel Dual Glazed
•Reference Door & Window Schedule Specifications
•Trim Painted per Paint Spec #2



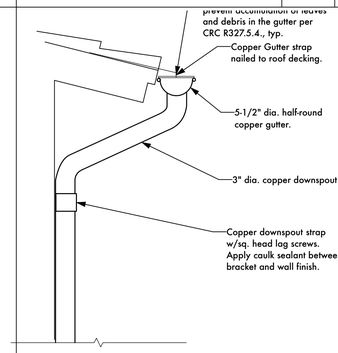




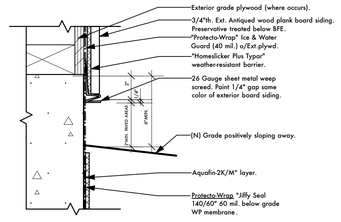
EXTERIOR HARDSCAPE
•Combination of Cherokee Creek Flagstone, Concrete, Cobblestone and Gravel
•Ashlar Pattern
•Gravel Driveway
•Concrete on Carpot
•Cherokee Creek at Living Room and Pool Terraces

EXTERIOR SCONCES
• New Castle Outdoor Wall Sconce
• Matte Black Finish
• 11" W x 22" H x 11" D
• Dark Sky Compliant

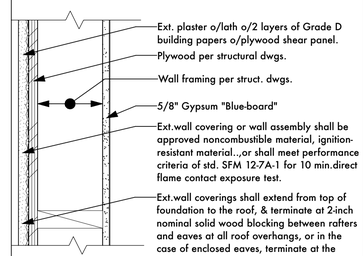
MATERIAL/ COLOR BOARD | N.T.S. | 15



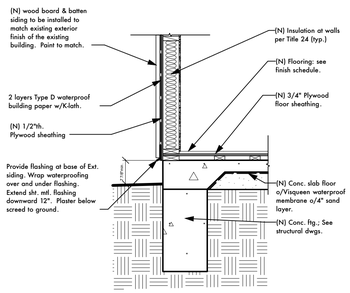
GUTTER & DOWNSPOUT | 1" = 1'-0" | 7



TYP. WEEP SCREED | 2" = 1'-0" | 2



EXTERIOR PLASTER WALL | 3" = 1'-0" | 6



TYP. STUCCO VENEER WALL TO FOUNDATION | 1/2" = 1'-0" | 1

BECKER studios
412 E. Haley St., Studio 3
Santa Barbara, CA 93101
Tel.: (805) 965-9555
www.beckerstudiosinc.com

Diana Kelly, Draftsperson

Proposed Remodel to Existing Residence for:

Gabbay Residence
840 Cima Linda Lane
Santa Barbara, CA 93108
APN: 015-162-019

JOB NUMBER: 2019/25
CONTENTS: DETAILS
DRAWN BY: DK
CHECKED BY: DWB/KKB

SUBMITTALS

DATE	TYPE
9/10/19	City Submittal
2/04/20	Planning Resubmittal

ISSUE DATE: 2/13/20

REVISIONS

NO.	DATE	TYPE

A-6.0

SHEET 16 OF 16

Layout Legend

#	Description
1	New driveway approach with reconfigured curbing
2	Existing pilaster locations with new gates
3	New chip concrete motor court
4	New stone landing at bottom of new stair access to main entry
5	New 4' Santa Barbara sandstone wall
6	New low stone wall and parking pull-out along street
7	New stairs to the house with secure access gates at top
8	New upper terrace flush with raised living room
9	New planting at front of house to soften front elevation and make entry more inviting
10	New seating nook
11	Small lawn area with stepping stones and boxwood hedge
12	Modify existing path and landscape
13	Walk on groundcover terrace
14	New stucco finished CMU planter to match house
15	Update path and landscape along edge of house. Existing Magnolia trees to remain.
16	Add new BBQ area with new paving
17	Reconfigure existing pool deck paving and replace existing stone
18	New covered trellis
19	Existing Palms
20	Large specimen Oak, typical. Project in place

PRELIMINARY PLANT LEGEND

TREES		
Arbutus 'Marina'	Marina Madrone	Low
Dracaena draco	Dragon Tree	Very Low
Lagerstroemia fauriei	Japanese Crape Myrtle	Low
Olea europaea 'Swan Hill'	Fruitless Olive	Low
SHRUBS AND GROUNDCOVER		
Agave attenuata	Fox Tail Agave	Low
Aloe 'Rooikappie'	Little Red Riding Hood Aloe	Low
Carissa macrocarpa 'Boxwood Beauty'	Boxwood Beauty Carissa	Low
Cotinus coggygria 'Purple Robe'	Smoke Bush	Low
Dymondia margaretae	Dymondia	Low
Euphorbia lambii	Tree Euphorbia	Low
Leucadendron 'Pisa'		Low
Lomandra longifolia Breeze	Dwarf Mat Rush	Low
Lonicera japonica 'Halliana'	Japanese Honeysuckle	Low
Melaleuca incana	Gray Honey-myrtle	Low
Melianthus major	Honey Bush	Low
Pelargonium tomentosum	Peppermint - Scented Geranium	Low
Pittosporum crassifolium 'Nana'	Dwarf Karo	Low
Rhamnus californica 'Eve Case'	Coffeeberry	Very Low
Westringia fruticosa 'Mundi'	Low Coast Rosemary	Low
Westringia fruticose 'Smokey'	Coast Rosemary	Low

Note - See sheet PL-2 for hydrozone plan and water efficient landscape calculations

Landscape Design for Water Conservation
Compliance Statement

Mandatory Measures: *(Show calculations of required areas on referenced sheets.)*	Sheet #
No turf in parkways, medians or other areas with any dimension of < 8 feet	PL-1
No turf on >20% slope	PL-1
Residential, mixed-use & institutional projects, ≥80% of site's landscaped area in water wise plants; Commercial projects, 100% of landscaped area planted with water wise plants	PL-1/PL-2
Three inches of mulch, specified as required	PL-2 notes
Areas of sprinkler coverage avoids overspray and runoff, including optimum distribution uniformity, head-to-head spacing and setbacks from walkways and pavement	PL-2
Sprinklers have matched precipitation rates within each valve and circuit	PL-2
Valves separated for individual hydrozones based on plant water needs and sun/shade requirements	PL-2
Weather based irrigation controller with a rain shutoff sensor for the entire irrigation system if including an automatic irrigation system	PL-2
Areas less than 8' wide irrigated only with bubblers, rotating nozzles on pop-up bodies, subsurface, or drip irrigation	PL-2
Drip/low volume irrigation system on >25% of landscaped area	PL-2
Check valves (inline or integrated) located to prevent unwanted draining of irrigation lines	PL-2
Pressure regulator(s) scheduled for mainline(s) if necessary, inline regulators at each valve	PL-2
Grading encourages water retention and infiltration by preserving open space and creating depressed areas/swales	See Civil
Grading mimics natural, pre-development hydrologic flow paths and maintains and/or increases the width of flow paths in order to decrease flow rates	See Civil

Calculations:
Drip irrigation is provided on greater than 80 percent of landscape area.
Total landscape area: 4,623 square feet
Low water use 3,873 sf = 84%
Total medium water use plants= 750 sf /(4,938) = 16%

I state that I am familiar with the Landscape Design Standards for Water Conservation as most recently adopted by the Santa Barbara City Council and that the landscape design for this project complies with those standards.It is my understanding that verification of compliance will be necessary upon final building inspection. I shall inspect the completed installation and I will submit in writing that the installation substantially conforms to the approved plans.

Signature — *Derrik Eichelberger, Name*

3513, License # — *10.31.2020, Exp. Date*

Fire Maintenance Notes:
1. Maintain tree canopies with 6' minimum clearance to vegetation below.
2. Remove ladder branching on trees to reduce risk of fuel ladder.
3. Existing vegetation to be removed shall be manually cut down and stump grinded as needed to allow for new planting and to prevent re-sprouting.
4. Remove all dead foliage and flowers from plant material to minimize fuel.
5. Maintain all hedges at 2' width maximum.
6. Maintain tree canopies occuring near the fire access to a minimum clearance of 13'6".

PRELIMINARY LANDSCAPE PLAN

GABBAY RESIDENCE

840 Cima Linda
Santa Barbara, CA 93108

NOT FOR CONSTRUCTION

Job Number: 19.062
Date: 02.04.2020

202 East Cota Street
Santa Barbara, CA 93101
tel 805.962.9055
fax 805.962.5658
arcadiastudio.com

arcadia studio
landscape architecture

PL-1

PRELIMINARY PLANT LEGEND

Hydrozone 1 - Drip Irrigation		
Arbutus 'Marina'	*Marina Madrone*	*Low*
Arbutus unedo	*Strawberry Tree*	*Low*
Buxus japonica 'Winter Gem'	*Japanese Boxwood*	*Low*
Lomandra longifolia Breeze	*Dwarf Mat Rush*	*Low*
Westringia fruticosa 'Mundi'	*Low Coast Rosemary*	*Low*
Hydrozone 2		
Agave attenuata	*Fox Tail Agave*	*Low*
Carissa macrocarpa 'Boxwood Bauty'	*Boxwood Beauty Carissa*	*Low*
Cotinus coggygria 'Purple Robe'	*Smoke Bush*	*Low*
Dymondia margaretae	*Dymondia*	*Low*
Euphorbia lambii	*Tree Euphorbia*	*Low*
Leucadendron 'Pisa'		*Low*
Pittosporum crassifolium 'Nana'	*Dwarf Karo*	*Low*
Hydrozone 3		
Dracaena draco	*Dragon Tree*	*Very Low*
Agave attenuata	*Fox Tail Agave*	*Low*
Aloe arborescens	*Candelabra Aloe*	*Low*
Carissa macrocarpa 'Boxwood Bauty'	*Boxwood Beauty Carissa*	*Low*
Pittosporum crassifolium 'Nana'	*Dwarf Karo*	*Low*
Westringia fruticose 'Smokey'	*Coast Rosemary*	*Low*
Hydrozone 4		
Aloe 'Rookappie'	*Little Red Riding Hood Aloe*	*Low*
Euphorbia lambii	*Tree Euphorbia*	*Low*
Leucadendron 'Pisa'		*Low*
Lomandra longifolia Breeze	*Dwarf Mat Rush*	*Low*
Hydrozone 5		
Carissa macrocarpa 'Boxwood Bauty'	*Boxwood Beauty Carissa*	*Low*
Dymondia margaretae	*Dymondia*	*Low*
Rhamnus californica 'Eve Case'	*Coffeeberry*	*Very Low*
Hydrozone 6		
Agave attenuata	*Fox Tail Agave*	*Low*
Carissa macrocarpa 'Boxwood Bauty'	*Boxwood Beauty Carissa*	*Low*
Cotinus coggygria 'Purple Robe'	*Smoke Bush*	*Low*
Meliantnus major	*Honey Bush*	*Low*
Pittosporum crassifolium 'Nana'	*Dwarf Karo*	*Low*
Rhamnus californica 'Eve Case'	*Coffeeberry*	*Very Low*
Hydrozone 7		
Marathon Turf	*Turf*	*Medium*

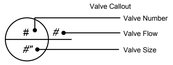
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
M L O	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6" pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.
ADJ. 360	Hunter MP800SR PROS-06-PRS40-CV Turf Rotator, 6.0" pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-100-PRB-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1" PEB Valve, with 1" Pressure Regulating 40psi Basket Filter. 0.3gpm to 20gpm.
	Area to Receive Drip Emitters Hunter HE-B Point Source Drip Emitter with Self Piercing Barb. Color coded emitters for flow rates of 0.5, 1.0, 2.0, 4.0, and 6.0 GPH. Can be inserted into 1/2" and 3/4" tubing and have pressure compensating from 15-50 PSI. Optional diffuser cap (HE) available. Emitter Notes: 10HE-B emitters (2 assigned to each 1 gal plant) 20HE-B emitters (3 assigned to each 15 gal plant) 60HE-B emitters (3 assigned to each 24"box plant) 10HE-B emitters (1 assigned to each 4" pot plant) 10HE-B emitters (1 assigned to each 4"pot plant) 20HE-B emitters (2 assigned to each 5 gal plant) 10HE-B emitters (1 assigned to each flat plant) 10HE-B emitters (1 assigned to each Hydroseed plant)
	Area to Receive Dripline Netafim TLHCVXR-053-18 Techline HCVXR Pressure Compensating Landscape Dripline with Check Valve and Anti-Siphon feature. 0.53 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. 17mm.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
MV	Buckner-Superior 3200 1-1/2" Normally Closed Brass Master Valve that Provides Dirty Water Protection and No Minimum Flow Feature, which ensures reliable opening and closing of the valve in extreme high or low flow scenarios. Available in 3/4",1"1-1/2",2",2-1/2" and 3".
BF	Backflow Preventer - Febco 825Y 1-1/2" Existing; Reduced Pressure Backflow Preventer. Lead free. Verify location in field.
C	Hunter HCC-2400-PL 24 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen & two ICM-800 Module. Commercial Use. Plastic Cabinet.
WS	Hunter RFC-SGM Rain and freeze sensor, with conduit installation, mount as noted. Normally closed switch. Optional Gutter Mount.
FM	Hunter HC-100-FLOW 1" Flow meter for use with Hydrawise enabled controller to monitor flow and provide system alerts. Also functions as stand alone flow totalizer/sub meter on any residential or commercial irrigation system.

Valve Callout



Irrigation Notes:

1. *See irrigation legend for complete descriptions of all symbols shown on irrigation plan.*
2. *Point of connection is at the approximate location shown on plan.*
3. *Install all valves in locking plastic valve boxes in groundcover area adjacent to pavement (2'-0" maximum) for ease of access. I Group valves in valve boxes; 2-4 valves per box where possible. Identify locations and flag on site for Landscape Architect's approval BEFORE excavating for installation.*
5. ***All irrigation emission devices shall meet the criteria as set forth in MWELO Section 492.7(a)(I)(M).** Install irrigation system in accordance with manufacturer's specifications, irrigation details, and local codes.*
6. ***Install pressure regulating devices where necessary to ensure that the dynamic pressure at each emission device is withing manufacturer's recommended pressure range for optimal performance per MWELO Section 492.7(a)(1)(C).***
7. *Indicated pipe locations are schematic. Do not place pipe under paving except where absolutely necessary. Coordinate pipe installation with other trades.*
8. *All piping installed under paving, through walls or footings must be placed inside Schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeve. All pipe runs in sleeves must be straight, with no bends or angles. Sleeves for recycled-water irrigation lines shall be colored to match the pipe.*
9. *Locate irrigation controller at approximate location shown on plan. 110-v j-box by others. Obtain Landscape Architect's approval of location before installing.*
10. *Emitters shall be located on grade and staked a maximum of 6" (six inches) from the center of the plant, or at edge of rootball, whichever is greater.*
11. *Install flush end valves at the ends of all ⅝" polyethylene drip tubing in round valve boxes with gravel fill.*
12. *Install irrigation lines at the following minimum depths:*

    Schedule 40 and class 315 PVC mainline: 18" minimum cover
    Schedule 40 PVC lateral line: 12" minimum cover
    ⅝" polyethylene drip tubing: place on grade with stakes @ 6' O.C.
    ¼" polyethylene micro-tubing: place on grade

    ***Install all rigid pipe as near to edges of planting areas, to avoid conflict with large plants.*
13. *Emitter layout:*

    1 gallon plant: 2- 1 GPH (Hunter 10HE-B) emitters per plant
    5 gallon plant: 2- 2 GPH (Hunter 20HE-B) emitters per plant
    15 gallon plant: 3- 2GPH (Hunter 20HE-B) emitters per plant
    24" box tree: 3- 6GPH (Hunter 60HE-B) emitters per plant
    36" box tree: 4- 6GPH (Hunter 60HE-B) emitters per plant
    48" box tree: 5- 6GPH (Hunter 60HE-B) emitters per plant
    60" box tree or field grown tree: 10 - 6GPH (Hunter 60HE-B) emitters per plant Trees larger than 60" box: 14 - 6GPH (Hunter 60HE-B) emitters per plant

    Confirm final number of emitters with Landscape Architect.

    Punch emitter into polyethylene tubing. Attach microtubing to emitter. Attach bug cap to open end of microtubing. Bring microtubing to edge of rootball. Stake end of microtubing with plastic stake manufactured for that purpose.
14. *In the event of discrepancies in irrigation equipment count, quantities indicated by symbols on the plan prevail.*
13. *Include in the contract price a sufficient amount to allow for supply and installation of additional irrigation equipment to be used. Include additional 10% linear feet of lateral line, additional 10% linear feet of mainline, 10% additional spray heads and bodies, and 10% additional bubbler heads and bodies. Provide the unit price for such irrigation equipment in the bid and credit the owner for each piece of equipment not installed.*
14. *Include in the contract price a sufficient amount to allow for supply and installation of additional irrigation equipment to be used.*
15. *In vicinity of existing trees, use discretion to route lateral lines and mainline as necessary to avoid root damage. Under canopies of existing trees, excavate using hand tools, and route pipe under roots with a minimum 4" clearance. Do not cut roots larger than 2" (two inches) in diameter, unless approved by the Landscape Architect.*
16. *Use variable arc nozzles and / or pressure compensating screens as necessary to prevent overspray in areas where standard nozzles would not be efficient.*
17. *Verify location of backflow preventer, master control valves, controller and point of connection with Landscape Architect prior to installation.*
18. *Install and adjust all spray and bubbler heads to prevent water contact with all built elements.*
19. *Adjust all spray and bubbler heads to minimize overspray onto paved areas.*
20. *Install sprinklers on a 12" pop-up body in shrub areas, on a 12" pop-up body in no-mow turf areas such as (Agrostis pallens, UC Verde Buffalo Grass, Carex species, and Festuca rubra) on a 6" pop up body in Marathon II (or other traditional turf) areas, and on a 4" pop-up body in planters directly adjacent to parking spaces.*
21. *Install check valves at the low end of all irrigation lines to prevent low head drainage.*
22. ***A 'Certificate of Completion' in accordance with MWELOsection 492.9 will be submitted for review/approval by the Building and Safety Division prior to final occupancy of the project.***
23. *Landscape Contractor to coordinate with project plumber, and ensure all necessary stub-out locations for podium or raised planters are correct during construction.*

Irrigation Pipe Sizing Guidelines:

Schedule 40 mainline up to 1-1/2"

0-4 gpm	*1/2"*
5-8 gpm	*3/4"*
9-12 gpm	*1"*
13-22 gpm	*1-1/4"*
23-30 gpm	*1-1/2"*

Class 315 mainline 2" and up

30-50 gpm	*2"*
51-70 gpm	*2- 1/2"*
71-100 gpm	*3"*

Schedule 40 lateral line

0-4 gpm	*1/2"*
5-10 gpm	*3/4"*
11-16 gpm	*1"*
17-26 gpm	*1-1/4"*
27-35 gpm	*1-1/2"*
36-55 gpm	*2"*
56-80 gpm	*2-1/2"*
81-120 gpm	*3"*

Weathermatic valves

0-20 gpm	*1"*
20-40 gpm	*1-½"*
40-80 gpm	*2"*

Rainbird XCZ drip valves

0-15 gpm	*1"*
15-40 gpm	*1-½"*

Planting Notes:

1. *All plants are identified by typical symbols. Plant quantities are approximate and provided for the contractor's convenience. In the event of discrepancies in plant count, quantities indicated by plant symbols on the plan prevail.*
2. *At completion of rough grading, take representative soil samples (minimum of two per acre) from the project site and source of any imported topsoil. Locations and number of soil samples must be approved by the Landscape Architect. Send soil samples to Wallace Soil Testing Laboratory 310-615-0116 or an approved equal for testing of suitability for ornamental planting as specified on the drawings. Submit a copy of the results of this analysis to the Landscape Architect for approval and comment. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable medium for planting. Follow all recommendations in agronomic soil report, including leaching if recommended. Notify the Landscape Architect of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in contractor assuming financial responsibility for any damage to plants.*
3. *Specification Section 02950 or 032 93 00, Landscape Planting, 02932 or 32 92 23, Sodding, and 02931 or 32 92 24, Hydroseeding, are integral to the intent of the planting plan. Do not bid planting plan without reference to applicable specification section.*
4. *Contractor is responsible for finish grades and for fine grading required for surface drainage and uniformity to the satisfaction of the Landscape Architect. Advise Landscape Architect of drainage problems and make recommendations for solution. Final grades to within a tenth of a foot must be established prior to commencing planting operations.*
5. *Grades and flow lines must be maintained during irrigation and planting operations. Contractor may not alter established grade and flow lines without the knowledge and permission of the Landscape Architect.*
6. *Install North American Green SC150BN Erosion Control Fabric (Pacific Soil Stabilization Santa Maria, CA 93454 PH (800) 473-1965) on all slopes of 5:1 or steeper, per manufacturer's specification.*
7. *The Landscape Architect reserves the right to review all plant material at the nursery prior to delivery to job site. In lieu of nursery review the Landscape Architect may request photos and/or specifications of plant material to be provided prior to delivery.*
8. *Landscape Architect reserves the right to refuse plants delivered to site that are substandard. Replacement plants are to be supplied by contractor at no additional cost to owner.*
9. *Plant materials and installation to meet highest quality industry standard. Locate and secure all specified plants within two weeks of award of contract and show proof of to Landscape Architect in writing that plants have been secured. Notify Landscape Architect immediately of any plant sourcing difficulty.*
10. *Include in the contract price a sufficient amount to allow for supply and installation of additional plants to be used at the direction of the Landscape Architect. Include 25- 15 gallon, 75 - 5 gallon, 50 - 1 gallon. Provide the unit price for such plants in the bid and credit the owner for each plant not installed.*
11. *Guaranty plant material 5 gallon or smaller except transplants for a period of 90 days from date of final review. Replace dead plants and plants not in vigorous condition, without cost to owner, as determined by Landscape Architect at the end of warranty period. Guaranty 15 gallon plants and larger, for 1 year from date of final review.*
12. *Notify Landscape Architect of intended planting schedule a minimum of two weeks prior to planting.*
13. *Set out all plant materials as shown on plan. Final locations must be approved by the Landscape Architect prior to planting.*
14. *Plant crown to be 2" above adjacent grade for 15 gallon and larger plants; 1" above adjacent grade or plants smaller than 15 gallon.*
15. *Install all plants per details.*
16. *Stake trees according to industry standards per details. Review with Landscape Architect prior to work.*
17. *Contact Landscape Architect for decision regarding proposed plant substitutions 4 weeks prior to installation.*
18. *All plants delivered to the site must have legible identification tags.*
19. *Any tree shown on plan to be installed in less than 8' (eight feet) clear distance from any curb, walkway, Provide and install bark mulch over all shrub and groundcover areas. Use walk-on bark mulch. Walk on Bark mulch shall be a virgin forest product consisting of shredded fir bark and bark nuggets. Source from Agromin (800) 247-6646 or as listed in the specifications. Spread mulch evenly over all shrub and groundcover areas to a depth of 3" (three inches). Keep mulch away from plant stems. Submit mulch samples to Landscape Architect for approval prior to purchase and delivery.*
20. *Plant groundcovers adjacent to shrubs and/ or trees 1.5 times the distance of their specified spacing away from the stems of the adjacent shrubs and trees. Groundcovers adjacent to curbs and pavement shall be spaced at specified spacing away from paved areas.*
21. *Plant backfill: See Specifications*
22. *Top soil replacement:*
    In all planters formerly under paving, remove existing soil to a minimum depth of two feet(2') and prepare the planters in the following manner:
    A. Bore six inch (6") diameter holes to a depth of eighteen inches (18") below subgrade at four feet (4') on center (minimum of one per planter area).
    B. Rototill subgrade to a depth of six inches (6").
    C. Replace with imported Class "A" topsoil amend as directed by soil analysis/ specification.
23. *Completely eradicate all bermuda, kikuyu grass, and other weed growth or other visible or alleged invasive weeds from areas within project limits prior to installing planting.*
24. *Preserve and protect all existing trees unless otherwise noted.*
25. *Planting mix for raised planters:*
    1 part washed plaster sand
    1 part All Around Compost or approved equal (All Around Irrigation and Supply 805-688-4197).
    3 parts class "a" topsoil.
27. *Palm trees installed in limited planting spaces that require staking for stability may be supported by a 1" diameter galvanized pipe equal in height to the trunk height of the palm to the base of the first frond. Drive the pipe 48" deep below finish grade and/or 12" into subgrade.*
28. *Plant quantities indicated in the plant legend are for the entire project and are repeated on each match-lined sheet.*
29. *Any tree or plant containing pathogens, bacteria or viruses harmful to plant health shall be replaced at the Contractor's expense.*
30. *In areas with significant gopher populations that can not be controlled through traps or other conventional methods, all plant material is to be placed in an appropriately sized gopher basket. Turf areas are to be installed over a single layer of gopher wire. Overlap all seems by 6" and stake wire on 6'-0" centers throughout. Contractor to coordinate with Landscape Architect on what constitutes a 'Significant' population.Contractor to include cost of baskets and wire in all bids and planting estimates.*
31. *Podium planters to not be filled until all waterproofing is complete.*

Water Efficient Landscape Worksheet

arcadia studio landscape architecture

Use drop down menus or type in values in white cells only. Results appear in Yellow or Red highlighted cells below.

Site Information

Project Name → *Gabbay Residence*
Project Location → *Santa Barbara, CA*
Site Type → Residential **Allowed ETAF:** 0.55
Annual Eto (inches/yr) → 40

Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
1	0.3	Low	Drip	0.85	0.4	996	352	8,718
2	0.1	Low	Drip	0.85	0.1	1,172	138	3,419
3	0.2	Low	Drip	0.85	0.2	290	68	1,692
4	0.2	Low	Drip	0.85	0.2	192	45	1,120
5	0.3	Low	Drip	0.85	0.4	678	239	5,934
6	0.3	Low	Drip	0.85	0.4	545	192	4,770
7	0.6	Mod./Ave.	Overhead Spray	0.71	0.8	750	634	15,718
					SUBTOTAL →	**4,623**	**1,668**	**41,373**
Special Landscape Areas								
9					1		0	0
10					1		0	0
11					1		0	0
12					1		0	0
					SUBTOTAL →	**0**	**0**	**0**
							Estimated Total Water Use (ETWU) →	**41,373**
							Maximum Allowed Water Allowance (MAWA) →	**63,058**

ETAF Calculations

Regular Landscape Areas
Total ETAF x Area 1,668
Total Area 4,623
Average ETAF 0.36

All Landscape Areas
Total ETAF x Area 1,668
Total Area 4,623
Sitewide ETAF 0.36

Notes:

**Calculator developed to meet code effective Dec. 1, 2015*

** Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7. Model Water Efficient Landscape Ordinance*

NOT FOR CONSTRUCTION

N

0 10 20 40

Scale: 1" = 20'

PRELIMINARY HYDROZONE PLAN

GABBAY RESIDENCE

840 Cima Linda
Santa Barbara, CA 93108

Job Number: 19.062
Date: 02.04.2020

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PL-2